



EAGLE MOUNTAIN CITY COUNCIL MEETING

May 07, 2019, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

FACEBOOK SITE VISIT - 2:00 PM AT 1499 N. PONY EXPRESS PARKWAY

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

1.A. DISCUSSION - 2019 Micro Surface Project Update

This is not an action item.

[Bobby Wren Boulevard](#)

[Spring Run Parkway](#)

[Woodhaven Boulevard](#)

1.B. PRESENTATION - Facebook Project Update

This is not an action item.

2. CONCEPT PLAN

2.A. Cedar Development Concept Plan

This is not an action item.

[Concept - Cedar Development 03-21-2019 - Confidential](#)

[Cover Page - Confidential](#)

3. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 PM REDEVELOPMENT AGENCY MEETING - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

The City Council will convene as the Board of Directors of the Redevelopment Agency of Eagle Mountain City, Utah.

6. MINUTES

6.A. May 15, 2018 Minutes
Regular Redevelopment Agency Board Meeting
[05.15.2018 RDA Minutes - DRAFT](#)

6.B. March 5, 2019 Minutes
Regular Redevelopment Agency Board Meeting
[03.05.2019 RDA Minutes - DRAFT](#)

7. RDA RESOLUTIONS/PUBLIC HEARING

7.A. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah Adopting an Official Project Area Plan for the Pole Canyon Community Reinvestment Project Area.

This project area plan would allow for the creation of a project area in the Pole Canyon area of the City. It encompasses 80 acres of industrial land. This area is specifically targeted for industrial project development.

[Exhibit C - Pole Canyon CRA Draft Plan](#)
[RES--Pole Canyon CRA Project Area Plan.docx](#)

7.B. A Resolution of the Eagle Mountain Redevelopment Agency Adopting the Project Area Budget for the Pole Canyon Community Reinvestment Project Area.

The proposed project area budget allows for the creation of a project area in the Pole Canyon area of the City and for Agency staff to finalize agreements with the various taxing entities. The project area encompasses 80 acres of industrial land. This area is specifically targeted for industrial project development.

[RES--Pole Canyon CRA Project Area Budget](#)
[Exhibit A - Draft Pole Canyon Budget](#)

8. RDA RESOLUTIONS

- 8.A. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.

The Redevelopment Agency will review and tentatively adopt a budget for Fiscal Year 2019-2020 and will establish the time and place for public hearing before the final budget is adopted as required by Section 17C-1-601, Utah Code Annotated, 1953.

[RES--FY 2019-20 Tentative Budget](#)
[FY 2020 RDA Budget - Preliminary Version](#)

- 8.B. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with Eagle Mountain City.

[RES--Interlocal Agreement with Eagle Mountain City](#)
[AGMT--Pole Canyon Interlocal Agreement with Eagle Mountain City](#)

- 8.C. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with Utah County.

[RES--Interlocal Agreement with Utah County](#)
[AGMT--Pole Canyon Interlocal Agreement with Utah County](#)

- 8.D. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with the Alpine School District.

[RES--Interlocal Agreement with Alpine School District](#)
[AGMT--Pole Canyon Interlocal Agreement with Alpine School District](#)

- 8.E. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with Central Utah Water Conservancy District.

[RES--Interlocal Agreement with Central Utah Water Conservancy District](#)

[AGMT--Pole Canyon Interlocal Agreement with Central Utah Water Conservancy District](#)

- 8.F. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and the Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with Unified Fire Service Area.

[RES--Interlocal Agreement with Unified Fire Service Area](#)

[AGMT--Pole Canyon Interlocal Agreement with Unified Fire Service Area](#)

9. ADJOURNMENT

POLICY SESSION (DIRECTLY FOLLOWING REDEVELOPMENT AGENCY MEETING) – CITY COUNCIL CHAMBERS

10. CALL TO ORDER

Eagle Mountain City Council

11. PLEDGE OF ALLEGIANCE

12. INFORMATION ITEMS/UPCOMING EVENTS

13. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

14. CITY COUNCIL/MAYOR’S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

CONSENT AGENDA

15. BOND RELEASE

- 15.A. Arrival Phase B Plat 1 -- Out of Warranty
Release Bond

[BR-Arrival B-1 Out of Warranty](#)

[Arrival B-1 Recorded Plat Map](#)

16. AGREEMENT

- 16.A. Professional Services -- Horrocks Engineers
Utility Inspection

[Contract for Services for Horrocks Engineers - Inspection Services](#)

[Exhibit A - Standard Terms and Conditions for Services](#)

[Exhibit B - Proposal](#)

17. MINUTES

- 17.A. April 16, 2019 Minutes
Regular City Council Meeting
[04.16.2019 City Council Minutes - DRAFT.docx](#)

18. PRELIMINARY PLAT

- 18.A. Lone Tree Plat F
This application is for the remaining 57 single-family lots on 22.02 acres, for a density of 2.59 units per acre.
[Approved Lone Tree II Preliminary Plat with Highlighted Plat F](#)
[Lone Tree Plat F Preliminary Plat - 01.18.19](#)
[Lone Tree Plat F Preliminary Plat - 04.10.19](#)
[Lone Tree Landscape Plan - Updated](#)
[Lone Tree Slope Analysis - 04.01.19](#)
[03.12.19 PC Minutes - Approved](#)

19. RESOLUTIONS

- 19.A. Consolidated Fee Schedule
Ladder Signs and Cemetery Space Transfer of Ownership
[RES--CFS Ladder Signs & Cemetery Transfer](#)
- 19.B. Surplus Property
Disposal of Surplus Vehicles
[RES--Surplus Personal Property](#)

SCHEDULED ITEMS

20. RESOLUTION/2019-2020 BUDGET

- 20.A. A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.

BACKGROUND: (Presented by City Treasurer David Mortensen) The State Code requires that the City Council review and tentatively adopt a budget by the first regularly scheduled meeting in May. Additionally, the City Council needs to establish the time and place of the public hearing before the final budget is adopted. The public hearing will be scheduled on May 21, 2019 and the final budget will be adopted on June 18, 2019.

[FY 2020 General Fund Budget - Preliminary Version](#)
[FY 2020 Enterprise Fund Budget - Preliminary Version](#)
[FY 2020 Capital Projects Budget - Preliminary Version](#)

21. ORDINANCES/PUBLIC HEARINGS

- 21.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 16.35 Development Standards for Required Public Facilities.

BACKGROUND: (Presented by Community Development Director Steve Mumford) This is a staff proposed Development Code amendment to Chapter 16.35 Development Standards for Required Public Facilities, specifically 16.35.105 Park and Improved Open Space Requirements (Table 16.35.130 (c)). A recent review of the amenity points showed that not enough points were being assigned to restrooms. The recommendation is to assign 100 points to a 2-stall restroom and 80 points per 2 additional stalls.

[Draft Code - Amenities Table](#)

[ORD--Code Amendments for Park Standards](#)

[04.09.19 PC Minutes - Approved](#)

[04.23.2019 PC Minutes - DRAFT](#)

- 21.B. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 8.25 Explosives.

BACKGROUND: (Presented by City Attorney Jeremy Cook) This staff proposed Code amendment adds an appeal process for blasting permits (EMMC 8.25.130) that have been denied by the City Engineer.

[ORD--Blasting Appeal Authority](#)

- 21.C. An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan.

BACKGROUND: (Presented by Community Development Director Steve Mumford) This City proposed amendment to the Future Land Use & Transportation Corridors Map, of the Eagle Mountain City 2018 General Plan, adjusts land uses near the eastern end of Eagle Mountain Boulevard to better match the hillside terrain. It also modifies land uses immediately adjacent to City Hall.

[Proposed Amended Future Land Use Map](#)

[Proposed Future Land Use Map - Change1](#)

[Proposed Future Land Use Map - Change2](#)

[Current Eagle Mountain 2018 Future Land Use Map](#)

[ORD--Future Land Use and Transportation Map](#)

- 21.D. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control.

BACKGROUND: (Presented by Planning Staff) The proposed amendment to Chapter 6.05 Animal Control of the Eagle Mountain Municipal Code is to clarify different activities that commonly take place with animals, including kennels, pet sitting and dog breeding. The City Council reviewed the proposed amendment at a previous meeting and changes have been drafted based on City Council feedback.

[Proposed Animal Code - 05.07.19](#)

[Animal Codes Research and Proposed Table](#)

[ORD--Animal Control Amendment](#)

22. MOTION

22.A. Hidden Hollow Blasting Permit Application

BACKGROUND: (Presented by City Engineer Chris Trusty) Cadence Capital, the developers of the Hidden Hollow subdivision, received a blasting permit approved by the City Council in 2018. The applicant performed several blasts in accordance with the approved permit, however, the blasted materials needed to be cleared before all requested blasts could be completed. Since the approved permit included a completion date, which was not met, the applicant needs to reapply to complete blasting for that site. At the applicant's request, this item was tabled at the April 16, 2019 City Council meeting.

[Blasting Permit for Utility Trenching - 04.03.19](#)

[Hidden Canyon Revised Blasting Application](#)

[2019 Blasting Plan for Hidden Hollow](#)

23. EAGLE HEIGHTS VILLAGE

23.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Heights Village Master Development Plan.

BACKGROUND: (Presented by Planner Tayler Jensen) This applicant-proposed site plan and master development plan is for 294 duplex units located on approximately 51.38 acres, for a project density of 5.72 dwelling units per acre. The applicant has submitted a master development agreement, which is being negotiated with staff, and will be brought for approval in the future. Eagle Heights Village is located south of Eagle Mountain Boulevard, and west of Lake Mountain Road (Parcel 59:018:0037). The applicant has proposed that the master development plan also serves as the preliminary plat.

[Master Development Plan/Preliminary Plat](#)

[Phase I Environmental Report](#)

[Traffic Impact Study - Eagle Heights Village](#)

[Proposed Elevations](#)

[Parks and Open Space Worksheet - Updated 4.30.19](#)

[Open Space Calculations](#)

[Parks Plan](#)

[Proposed Concrete Wall](#)

[Proposed Pool](#)

[Monument Sign Plan](#)
[03.12.19 PC Approved Minutes](#)
[ORD--Eagle Heights Village Master Development Plan](#)
[Eagle Heights Village Parks Plan](#)

23.B. **SITE PLAN & PRELIMINARY PLAT**

BACKGROUND: (Presented by Planner Tayler Jensen) The proposed site plan and preliminary plat is for 294 duplex units located on 51.38 acres with a project density of 5.72 dwelling units per acre. Eagle Heights Village is located south of Eagle Mountain Boulevard and west of Lake Mountain Road (Parcel 59:018:0037).

[Site Plan / Preliminary Plat](#)

24. **POLE CANYON RDA**

- 24.A. **RESOLUTION** - A Resolution of Eagle Mountain City Utah, Adopting an Interlocal Cooperation Agreement between Eagle Mountain City and the Eagle Mountain Redevelopment Agency.

BACKGROUND: (Presented by Economic Development Director Aaron Sanborn) The proposed interlocal agreement is between Eagle Mountain City and the Eagle Mountain Redevelopment Agency for the 80-acre Pole Canyon Community Reinvestment Area.

[RES--Pole Canyon ILA](#)

[AGMT--Pole Canyon Interlocal Agreement](#)

- 24.B. **ORDINANCE** - An Ordinance of Eagle Mountain City, Utah, Adopting the Pole Canyon Community Reinvestment Project Area Plan, as Approved by the Eagle Mountain Redevelopment Agency, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by the Statute.

BACKGROUND: (Presented by Aaron Sanborn Economic Development Director) Staff recommends that the Board approves an ordinance adopting the Pole Canyon Community Reinvestment Project Area Plan. This project area plan would allow for the creation of a project area in the Pole Canyon area of the City. It encompasses 80 acres of industrial land. This area is specifically targeted for industrial project development.

[Pole Canyon CRA Draft Plan - 04.10.19](#)

[ORD--Pole Canyon CRA Project Area Plan](#)

25. **RESOLUTION/UDOT LOAN**

- 25.A. A Resolution of Eagle Mountain City, Utah, Approving an Agreement between Eagle Mountain City and the Utah Department of Transportation (UDOT) for a Loan, not to Exceed \$2,000,000, Issued by the Transportation Infrastructure Loan Fund for the Widening of Pony Express Parkway.

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) The proposed resolution approves an agreement between Eagle Mountain City and UDOT for a loan of \$2,000,000. The interest rate would be 2.98%, for a term of ten (10) years, and the funds would be allocated for the widening of Pony Express Parkway from the Oquirrh Mountain Ranch subdivision to Frontier Middle School.

[Loan Agreement - State Infrastructure Bank State of Utah 2019.doc](#)

26. CITY COUNCIL/MAYOR’S BUSINESS

This time is set aside for the City Council’s and Mayor’s comments on City business.

27. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

28. COMMUNICATION ITEMS

28.A. Upcoming Agenda Items

This is not an action item.

[A.CI--Upcoming Agenda Items](#)

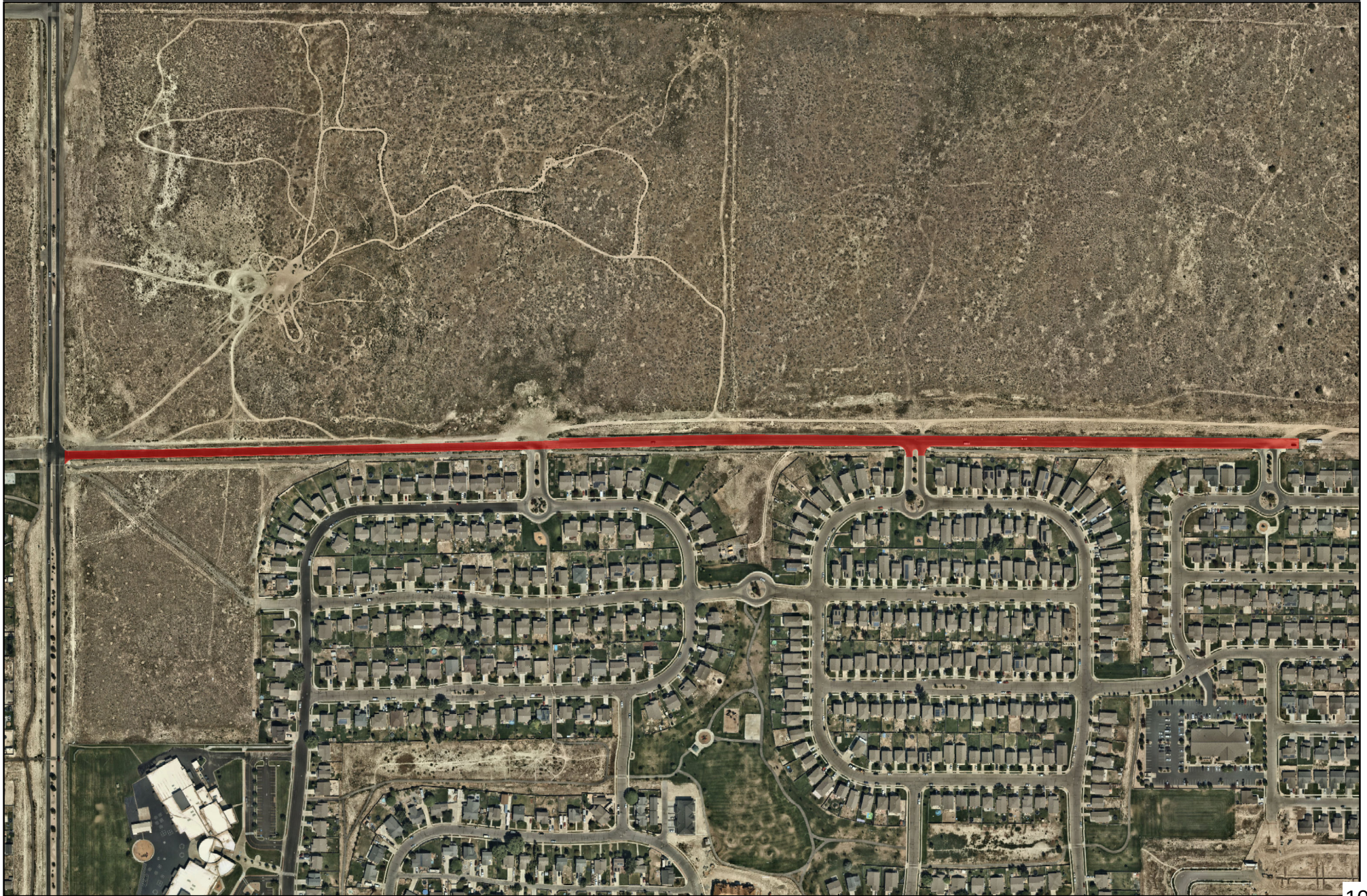
29. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **3rd day of May, 2019**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

2019 Micro Surfacing: Bobby Wren Blvd - 118,031 SQFT



0

0.125

0.25

0.5

Miles



EAGLE
MOUNTAIN

Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these Maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

Contact Eagle Mountain City
Engineering/GIS Department
801-789-6662

2019 Micro Surfacing: Spring Run Pkwy - 212,931 SQFT



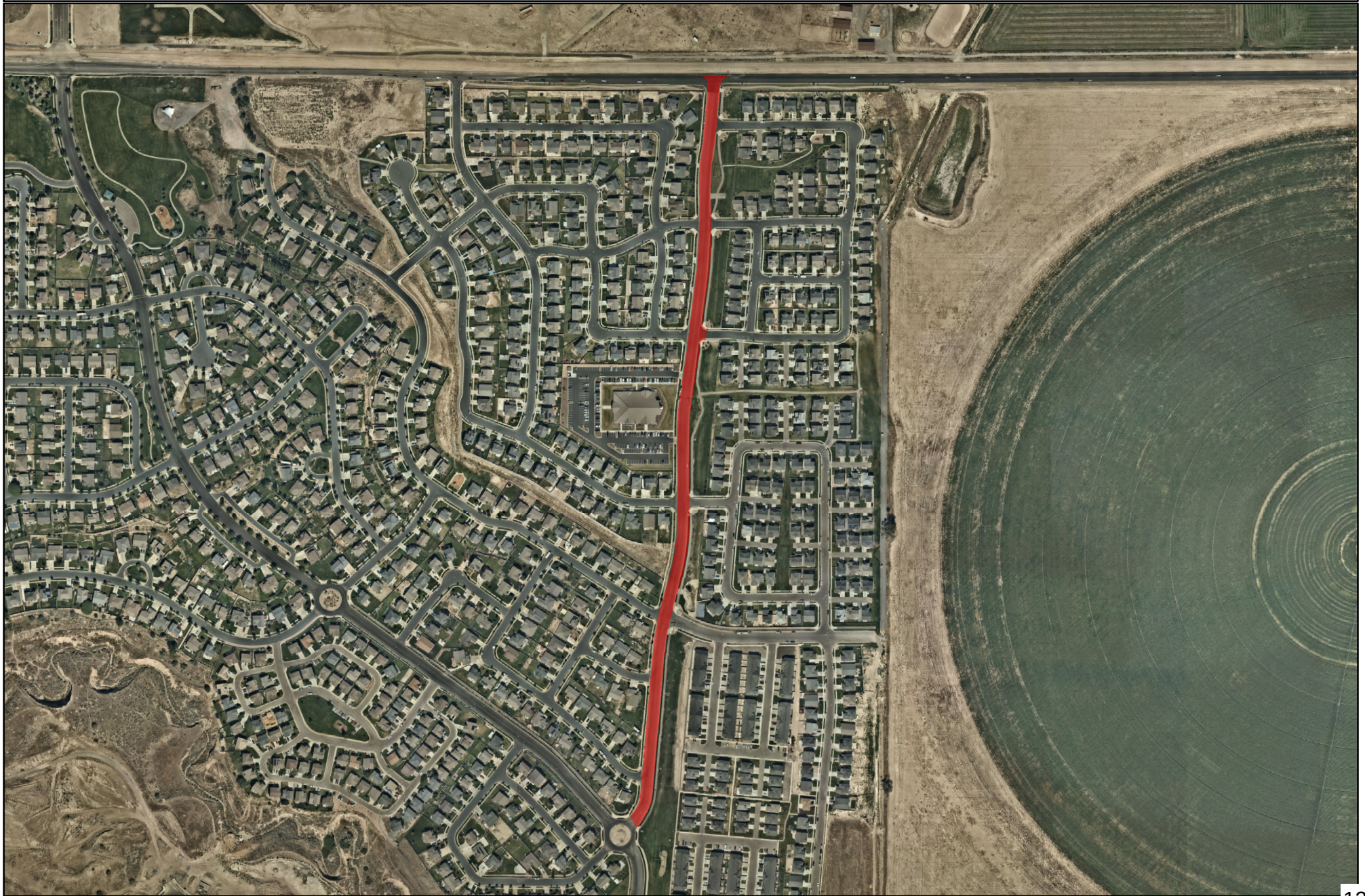
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Contact Eagle Mountain City
Engineering/GIS Department
801-789-6662

2019 Micro Surfacing: Woodhaven Blvd - 122,689 SQFT



0

0.125

0.25

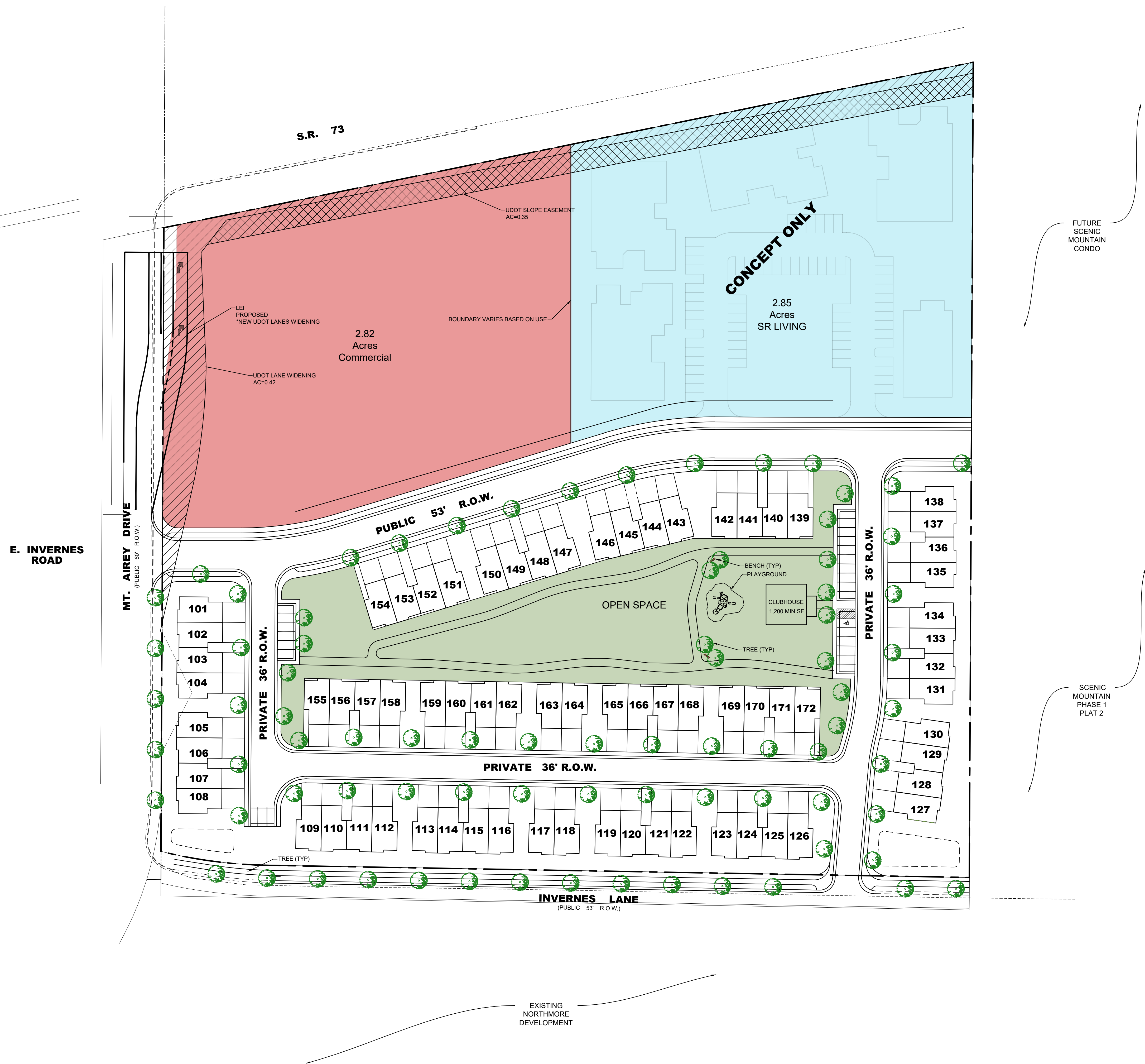
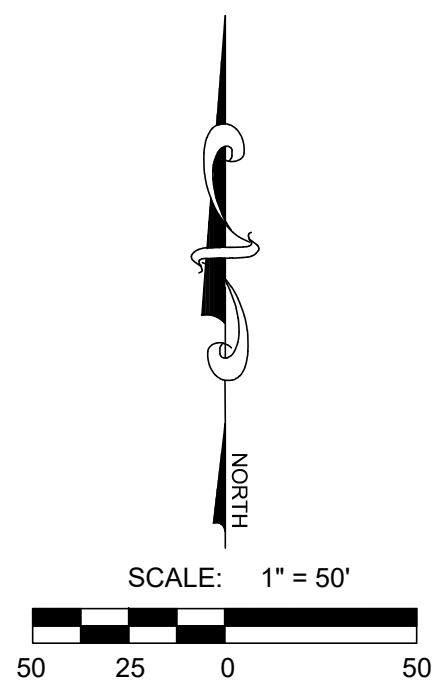
0.5

Miles



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Contact Eagle Mountain City
Engineering/GIS Department
801-789-6662



TABULATIONS	
<u>OVERALL AREA:</u>	13.12 ACRES
<u>COMMERCIAL AREA:</u>	
BUILDING PAD:	3.10 ACRES
ROADWAY:	2.82 ACRES
	0.28 ACRES
<u>SR. HOUSING AREA:</u>	
BUILDING PAD:	3.09 ACRES
ROADWAY:	2.85 ACRES
# OF ROOMS:	0.24 ACRES
PROVIDED PARKING:	TBD
	40
<u>RESIDENTIAL AREA:</u>	
BUILDABLE AREA:	6.93 ACRES
ROADWAY:	6.00 ACRES
	.93 ACRES
# UNITS:	72
DENSITY:	10.39 U/A
PARKING REQUIRED:	24
PARKING PROVIDED:	25
ADA STALLS:	1
<u>REQUIRED AMENITY POINTS:</u>	
REQUIRED OPEN SPACE:	1.65 ACRES
PROVIDED OPEN SPACE:	1.47 ACRES
POINTS REQUIRED:	100 POINTS
<u>150/ACRE "BUY DOWN" AREA</u>	
OPENSOURCE SHORTAGE	
(.26X150):	39 POINTS
PROVIDED AMENITY POINTS:	143 POINTS
REQUIRED AMENITY POINTS:	139 POINTS
8' ASPHALT TRAIL (1,116 LF) 6 POINTS PER 100 FEET:	67 POINTS
PLAYGROUND(\$20,000) 2 POINTS PER \$1000:	40 POINTS
(100 TREES) 2 POINTS PER 5 TREES:0	32 POINTS
(2 BENCHES) BENCH 2 POINTS EACH:	4 POINTS



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	Cedar Development Concept Plan		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Mike Geddes (Huntington Homes)		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Expired Ranches MDP/MDA (Expired Zoning: Village Core, 140 dwelling units, 10 du/ac)	ACREAGE 13.12 Acres	COMMUNITY Ranches

PUBLIC HEARING:

No

REQUIRED FINDINGS:

No Findings Necessary

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

On November 13, 2018, the Planning Commission reviewed a concept plan for the project, and provided feedback and suggestions.

PREPARED BY:

Steve Mumford,
Planning

RECOMMENDATION:

Please provide the applicant with clear feedback concerning whether you would consider his project "mixed-use residential development," or whether you feel that it does not meet that definition and must be redesigned or rezoned to allow for the townhome portion of the project.

BACKGROUND:

A proposed mix of commercial development, possible future senior living, and 72 townhomes located at the southeast corner of Mt. Airey Drive and Cory B. Wride Memorial Highway.

Since the Ranches MDA has expired, the City has begun the process of rezoning all vacant properties within the MDA to be in compliance with the City's General Plan. That means this property would be zoned with Commercial zoning, since the General Plan designates this property as Community Commercial.

The zoning under the Ranches MDP/MDA was Village Core, which allows for single-family detached and attached dwellings as a permitted use. It also allowed, conditionally, apartments/condos and a variety of commercial uses. The density approved in the MDA for this property was 140 dwelling units at a density of 10 du/ac.

The Commercial Zone allows for "Mixed-use Residential Development" as a conditional use. Title 17 EMMC defines "Mixed-use" as "a land use accommodating two or more compatible land uses, typically residential and commercial uses."

We have informed the applicant that either the City Council needs to determine that his proposed project meets the definition of "mixed-use residential development," and be allowed as a conditional use in the Commercial Zone (which would not require a rezone), or a rezone to a residential zone would be required (compliant with the new residential zoning that is currently being drafted) for the residential portion of his property.

Attachments:

[Concept - Cedar Development 03-21-2019.pdf](#)



Redevelopment agency of
EAGLE MOUNTAIN city
MEETING agenda

May 15, 2018

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Members Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves.

CITY STAFF PRESENT: Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer/Assistant Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Aaron Sanborn, Economic Development Director; Linda Peterson, Communications and Community Relations Director; Evan Berrett, Management Analyst; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Facilities/Operations Director; Ross Fowlks, Fire Chief.

Mayor Westmoreland called the meeting to order at 4:10 p.m.

RDA MEETING AGENDA REVIEW

3. ORDINANCE – An Ordinance of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2018-2019 Budget.

City Treasurer David Mortensen stated there were no changes to the proposed budget since the previous Redevelopment Agency Board meeting. This was not an action item. The budget will be adopted on June 19.

4. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Draft Sweetwater Industrial Park Community Reinvestment Project Area #1 Plan as the official Project Area Plan.

Mr. Sanborn stated a Redevelopment Agency project was governed by a Project Area Plan and a Project Area Budget. The parcel of land involved in the proposed data center project was generating a total of \$66 in annual property tax revenue for all taxing entities. If developed under this plan and budget, the property would generate significant revenue, in addition to infrastructure improvements. The company committed to install more infrastructure than needed for its own project to facilitate other development in the area. While data centers bring in few direct full-time jobs, they generate a lot of revenue, provide an excellent opportunity for other businesses to follow and require relatively small amounts of municipal services.

5. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Draft Sweetwater Industrial Park Community Reinvestment Project Area #1 Budget as the Official Project Area Budget.

Mr. Sanborn noted this item had the same background as the previous item.

6. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #1.

Mr. Sanborn stated this agreement was the document that permitted the Redevelopment Agency to receive property tax from each of the taxing entities. There were some changes that were made in the agreement to comply with State law and to clarify certain issues.

1. The agreements sent to Unified Fire Authority and Alpine School District had language that should have been removed regarding the financial definition of a phase. Mr. Sanborn asked that the RDA Board authorize staff to work with those entities to correct the agreements.
2. The water district agreement referred to changes in its other interlocal agreement with the City. The district requested those changes be removed from this agreement and added to the other. Its agreement also limited the tax increment to \$4.8M. Staff requested that that be removed.

City Attorney Jeremy Cook stated items 7 – 10 were substantially the same, except for the entity with which the agreement was being made.

7. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #1.
8. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #1.
9. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #1.
10. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #1.

11. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Authorizing the Chair of the Redevelopment Agency to Enter Into and Execute a Participation Agreement with Stadion, LLC in the Sweetwater Industrial Park Community Reinvestment Project Area #1. The Participation Agreement Sets Forth the Conditions of Reimbursement to Stadion, LLC for Certain Costs Involved in Developments in the Project Area; and Providing for an Effective Date.

Mr. Sanborn stated this was the agreement that authorized the Redevelopment Agency to transfer any incentives to the company according to the terms of the project area budget and the timing of those incentives.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Members Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer/Assistant Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Aaron Sanborn, Economic Development Director; Linda Peterson, Communications and Community Relations Director; Evan Berrett, Management Analyst; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Ross Fowlks, Fire Chief.

1. CALL TO ORDER

The Redevelopment Agency Board meeting was convened at 7:03 p.m.

2. MINUTES

A. May 1, 2018 – Regular Meeting

MOTION: *Board Member Burnham moved to approve the May 1, 2018 Redevelopment Agency meeting minutes. Board Member Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

PUBLIC HEARING

3. **ORDINANCE** – An Ordinance of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2018-2019 Budget. *****This is not an action item*****

City Treasurer David Mortensen said the budget involves currently existing project areas of 2012-1 Economic Development Area (EDA) and the Parkside Community Development Area (CDA). The expenditures for the EDA are proposed at \$38,825, and Parkside CDA at \$18,413. Five percent is an administrative fee retained by the RDA for expenses such as attorney fees and consultants.

Board Chair Westmoreland opened the public hearing at 7:05 p.m. As there were no comments, he closed the hearing.

PUBLIC HEARING

4. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Draft Sweetwater Industrial Park Community Reinvestment Project Area #1 Plan as the official Project Area Plan.

Executive Director Aaron Sanborn introduced Laura Lewis from Lewis Young Robertson & Burningham. Ms. Lewis stated the purpose of a community redevelopment area is to encourage community enhancement and assistance for economic development purposes. Tax increment is the difference between the amount of property tax revenues generated each tax year by all taxing entities from the project area using the current assessed value of the property, and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property. The property in question is currently classified as greenbelt and is collecting relatively no tax revenue for the taxing entities. Once developed, the annual tax revenue is estimated to be more than \$1.1 million. The company has agreed to install the needed infrastructure to develop the property, while sharing in the taxes. The requested participation from the taxing entities is 80% for real property and 100% for personal property. Once the tax increment incentive expires, the taxing entities will receive 100% of the tax revenue. Every taxing entity will provide a portion of their tax revenue to the incentive package, and all entities must approve the plan.

Ms. Lewis explained this project will bring taxable value to the City in additional businesses, increased tax base, and job creation. She stated other cities in Utah utilize this incentive tool and have had great success in community development. Communities that do not utilize this tool are essentially left behind in community development.

Ms. Lewis said the data center will be 900,000 square feet with a construction cost of \$256 per square foot; the office space will be 70,000 square feet with a construction cost of \$154 per square foot. The building value is \$219 million, the land value is \$134 million, and the personal property value is \$373 million. The project is estimated to be completed by 2021. Once completed, the annual tax revenue will go from \$66 to \$837,000; over twenty years; the total revenue is \$16 million. The portion of the tax revenue going towards the project entity will total \$6.666 million, annually.

Under State law, community redevelopment areas must retain ten percent of the funds for affordable housing. No decisions have been made on how to utilize those funds at this time.

Board Member Curtis clarified with Ms. Lewis that the City would not receive any tax revenue over \$66 annually if this project is not developed. The City is not paying the developer to build the project. He stated rather than an 80/20 split, the agreement will actually be 70/30, as ten percent will go towards affordable housing in the City.

Board Chair Westmoreland opened the public hearing at 7:28 p.m.

Heath Johnson stated there are water problems in the area, and asked if the project would affect the airport near the project. He asked if east/west corridors will be developed, and how much lighting will be produced from the project. Community Development Director Steve Mumford explained that the airstrip was taken out of commission by the owner, and is no longer approved by the FAA. Board Chair Westmoreland said the City has purchased a significant amount of allocation from the Central Utah Water Project. He said traffic is not anticipated to be increased with the data center, and lighting will meet the dark sky ordinance.

Dean Kesser asked if the project will reduce overall taxes. Board Chair Westmoreland said it is more likely that residents would see additional services and amenities.

Board Member Curtis said the developer will be installing over \$100 million in infrastructure, and these improvements will benefit City residents.

Board Chair Westmoreland closed the public hearing at 7:35 p.m.

MOTION: *Board Member Gricius moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving the draft Sweetwater Industrial Park Community Reinvestment Project Area #1 Plan as the official Project Area Plan. Board Member Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

PUBLIC HEARING

5. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Draft Sweetwater Industrial Park Community Reinvestment Project Area #1 Budget as the Official Project Area Budget.

Mr. Sanborn noted the company will be installing \$100 million in infrastructure. This is a significant investment for the community.

Board Chair Westmoreland opened the public hearing at 7:38 p.m. As there were no comments, he closed the hearing.

MOTION: *Board Member Burnham moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving the draft Sweetwater Industrial Park Community Reinvestment Project Area #1 budget as the Official Project Area Budget. Board Member Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

6. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #1.

Mr. Sanborn stated items six through ten are identical. They are interlocal agreements between the Eagle Mountain Redevelopment Agency and the taxing entities. As the Redevelopment Agency is not a taxing entity, it cannot tax property. In order for the RDA to provide the planned budget, the funds come from taxing entities through the interlocal agreements. The terms state 100% of the personal property tax and 80% of the real property tax for twenty years are included in the agreement. The agreements have a forty-year cap in order to comply with State statute. Language was added in Section 8 that requires any additional phases to come back to the RDA Board for approval for an amended RDA plan and budget. Alpine School District and Unified Fire District requested language in the agreements that limits the valuation of a phase to be between \$750 and \$1 billion. Mr. Sanborn requested the RDA Board allow staff to work with those entities to remove that valuation language. The Central Utah Water Conservancy District added language setting a cap on the tax increment amount allowed to be

passed to the company. This raised concerns with the company that construction or computer hardware costs may increase, requiring the company to invest more in those areas. Mr. Sanborn requested that language be removed, as well.

MOTION: *Board Member Curtis moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an interlocal cooperation agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #1, and allow staff to make the changes as discussed, and any other non-substantive changes as needed. Board Member Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

7. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #1.

MOTION: *Board Member Curtis moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an interlocal cooperation agreement between the Eagle Mountain Redevelopment Agency and Utah County for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #1 and allow staff to make the changes as discussed, and any other non-substantive changes as needed. Board Member Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

8. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #1.

MOTION: *Board Member Curtis moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an interlocal cooperation agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #1 and allow staff to make the changes as discussed, and any other non-substantive changes as needed. Board Member Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

9. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of

Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #1.

MOTION: *Board Member Curtis moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an interlocal cooperation agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #1 and allow staff to make the changes as discussed, and any other non-substantive changes as needed. Board Member Reaves seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

10. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #1.

MOTION: *Board Member Curtis moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an interlocal cooperation agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #1 and allow staff to make the changes as discussed, and any other non-substantive changes as needed. Board Member Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

11. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Authorizing the Chair of the Redevelopment Agency to Enter Into and Execute a Participation Agreement with Stadion, LLC in the Sweetwater Industrial Park Community Reinvestment Project Area #1. The Participation Agreement Sets forth the Conditions of Reimbursement to Stadion, LLC for Certain Costs Involved in Developments in the Project Area; and Providing for an Effective Date.

Mr. Sanborn explained this agreement allows the RDA to carry out the plan set forth in the budget.

MOTION: *Board Member Burnham moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, authorizing the Chair of the Redevelopment Agency to enter into and execute a participation agreement with Stadion, LLC in the Sweetwater Industrial Park Community Reinvestment Project Area #1. The participation agreement sets forth the conditions of reimbursement to Stadion, LLC for certain costs involved in developments in the project area; and providing for an effective date. Board Member Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

12. ADJOURNMENT

MOTION: *Board Member Gricius moved to adjourn the Redevelopment Agency Board meeting and reconvene the City Council meeting. Board Member Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

Approved by the Redevelopment Agency Board on May 7, 2019.

Aaron Sanborn
Executive Director



EAGLE MOUNTAIN Redevelopment Agency MEETING MINUTES

March 5, 2019, Immediately Following City Council Meeting
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Members Donna Burnham, Benjamin Reaves and Melissa Clark. Board Member Colby Curtis participated telephonically. Board Member Stephanie Gricius was excused.

17. REDEVELOPMENT AGENCY MEETING - CITY COUNCIL CHAMBERS

18. CALL TO ORDER

Board Chair Westmoreland opened the Redevelopment Agency Board meeting at 9:19 p.m.

19. RESOLUTIONS

19.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.

City Recorder Fionnuala Kofoed explained the Redevelopment Agency bylaws state a yearly meeting is to be held in which officers of the Redevelopment Agency are determined. Those officer positions are Chair, Vice Chair, and Executive Director. The Mayor is designated as the Chair and the Economic Development Director is designated as the Executive Director.

Board Member Clark asked if the Vice Chair position is given to the Mayor Pro Tempore. Ms. Kofoed stated it typically is the Mayor Pro Tempore, but the board can appoint any member as the Vice Chair. Councilmember Curtis stated it should be the Economic Development liaison.

MOTION: *Board Member Clark moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, appointing Tom Westmoreland to serve as the Board Chair, Donna Burnham to serve as Vice Chair, and Aaron Sanborn as the Executive Director of the Redevelopment Agency of Eagle Mountain City. Board Member Reaves seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

19.B. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Designating a Survey Area Known as the Pole Canyon Survey Area #1, and Authorizing Agency Staff, Consultants and Legal Counsel to Prepare a Proposed Community Reinvestment Project Area Plan, and Accompanying Project

Area Budget for a Proposed Community Reinvestment Area within the Survey Area.

Executive Director Aaron Sanborn explained an increased interest in the Pole Canyon area prompted staff to propose this survey areas to provide for development. The survey area is 650 acres that currently has the Regional Technology Overlay. The survey area designation allows staff to start the process of examining development feasibility. All plans, budgets, and maps will return to the Redevelopment Agency Board for approval. This resolution does not approve any tax increment plans or funding.

Board Member Curtis asked what funds are used for feasibility studies. Mr. Sanborn explained the Redevelopment Agency collects a portion of tax increment financing for Redevelopment Agency administration.

Mr. Sanborn explained the location of the study area to the Board Members, which is included within the Pole Canyon Master Development Plan.

MOTION: *Board Member Clark moved to approve the resolution of the Redevelopment Agency of Eagle Mountain City, Utah, designating a survey area known as the Pole Canyon Survey Area #1, and authorizing agency staff, consultants and legal counsel to prepare a proposed community reinvestment project area plan, and accompanying project area budget for a proposed community reinvestment area within the survey area. Board Member Burnham seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

20. ADJOURNMENT

MOTION: *Board Member Burnham moved to adjourn the meeting at 9:32 p.m. Board Member Reaves seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

Approved by the Redevelopment Agency Board on May 5, 2019.

Aaron Sanborn
Executive Director



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah Adopting an Official Project Area Plan for the Pole Canyon Community Reinvestment Project Area.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Aaron Sanborn, Executive Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

N/A

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Staff recommends that the Board of Directors adopts a resolution approving the official project area plan for the Pole Canyon Community Reinvestment Project area

BACKGROUND:

The proposed area plan would allow for the creation of a project area in the Pole Canyon area of the City. It encompasses 80 acres of industrial land. This area is specifically targeted for industrial project development.

Attachments:

[Exhibit C - Pole Canyon CRA Draft Plan](#)

[RES--Pole Canyon CRA Project Area Plan.docx](#)

PROJECT AREA PLAN

POLE CANYON COMMUNITY REINVESTMENT AREA (CRA)

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH



APRIL 2019


LEWIS YOUNG
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Definitions

As used in this Community Reinvestment Project Area Plan, the term:

"Act" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Eagle Mountain Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"Base taxable value" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"Base taxable year" shall mean the Base Year during which the Project Area Budget is approved pursuant to Subsection 17C-1-102(9)(d).

"City" or "Community" shall mean the City of Eagle Mountain.

"Legislative body" shall mean the City Council of Eagle Mountain which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (41) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A & Exhibit B**).

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over several years in today's dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

-  the base taxable value of property in the Project Area;
-  the projected tax increment expected to be generated within the Project Area;
-  the amount of tax increment expected to be shared with other taxing entities;
-  the amount of tax increment expected to be used to implement the Project Area plan;
-  if the area from which tax increment is to be collected is less than the entire Project Area:

- the tax identification number of the parcels from which tax increment will be collected; or
- a legal description of the portion of the Project Area from which tax increment will be collected; and

☞ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

“Project Area Plan” or “Plan” shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the POLE CANYON PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

“Taxes” includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

“Taxing Entity” shall mean any public entity that levies a tax on any property within the Project Area.

“Tax Increment” shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

“Tax Increment Period” shall mean the period in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2018 - October 31, 2019 tax year.

Introduction

The Eagle Mountain Redevelopment Agency (the “Agency”), following thorough consideration of the needs and desires of Eagle Mountain City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the Pole Canyon Community Reinvestment Project Area (the “Project Area”). This Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies within the western portion of the City, southwest of Eagle Mountain City Hall. The Project Area will be within the future Pole Canyon Industrial Park. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities – Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

Resolution Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on **March 5, 2019**.

Utah Code
§17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Project Area Plan

In order to adopt a community reinvestment project area plan, the Agency shall;

- ☞ Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
- ☞ Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE
§17C-5-105(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies within the western portion of the City, southwest of Eagle Mountain City Hall. The Project Area will be within the future Pole Canyon Industrial Park. All the land in the Project Area is currently vacant. The Project Area is comprised of approximately 80 acres of property.

As delineated in the office of the Utah County Recorder, the Project Area encompasses a 120-acre portion of the parcels detailed in **Table 1**.

TABLE 1: PARCEL LIST

Parcel Id	Parcel Owner
59:048:0089	Oquirrh Wood Ranch LLC
59:048:0077	BATN Family Investments

UTAH CODE
§17C-5-105(1)

General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

General Land Uses

The property within the Project Area is currently classified as vacant agriculture/greenbelt property. Most of the property surrounding the Project Area is also vacant agriculture/greenbelt.

Table 1 summarizes the approximate acreage of existing land uses by land use type.

TABLE 2: LAND USES

Type	Acres	% of Area
Vacant Agriculture/Greenbelt	80	100%
Total	80	100%

This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

Layout of Principal Streets

There are currently no paved streets within the Project Area, 4000 N., an unpaved road runs along the northern periphery of the Project Area.

Population Densities

There are no residences within the Project Area, therefore the estimated population density is 0.0 residents per acre.

Building Densities

Building densities will increase as development occurs. The intent of this plan is to promote greater economic utilization of the land area.

Impact of Community Development on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will mostly consist of development and economic enhancement of an underutilized area of the City. The types of land uses will include a food manufacturing facility.

Land Use – It is anticipated that future development within the Project Area will create space for a food manufacturing facility, and any other ancillary development that may take place during future phases of the development.

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will include the construction of some additional streets in the area. It is anticipated that access roads will also be constructed within the Project Area.

Population Densities – The Project Area does not include any residential components. The population density will not be affected by the Project Area. The daytime population of the City will increase as the Project Area is anticipated to create approximately 1,400 new jobs.

UTAH CODE
§17C-5-105(c)

Standards Guiding the Community Reinvestment

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE
§17C-5-105(d)

How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area.

UTAH CODE
§17C-5-105(E)

Conformance of the Proposed Development to the Community's General Plan

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE
§17C-5-105(G)

Describe any Specific Project or Projects that are the object of the Proposed Community Reinvestment

The Project Area is being created in order to assist with the construction of a food manufacturing facility and any ancillary buildings.

UTAH CODE
§17C-5-105(H)

Method of Selection of Private Developers to undertake the Community Reinvestment and Identification of Developers Currently Involved in the Process

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE
§17C-5-105(I)

Reason for Selection of the Project Area

The Project Area is currently classified as vacant agriculture/greenbelt and is collecting relatively no tax revenue for the taxing entities. The creation of the Project Area will create a significant economic benefit

to all taxing entities as this underutilized area will be developed to a higher and greater use. The development will also serve as an anchor tenant of the future Pole Canyon Industrial Park.

UTAH CODE
§17C-5-105(J)

Description of Physical, Social and Economic Conditions Existing in the Project Area

Physical Conditions

The Project Area consists of approximately 80 acres of relatively flat, privately owned land as shown on the Project Area map.

Social Conditions

The Project Area experiences a lack of connectivity and vitality. There are no residential units and no parks, libraries, or other social gathering places in the Project Area. This is in line with the contemplated uses of the area surrounding the Project Area, as the area surrounding the Project Area is currently under the vacant agriculture/greenbelt classification.

Economic Conditions

The Project Area is currently under vacant agriculture/greenbelt classification. The Agency wants to encourage development within the Project Area that will directly benefit the existing economic base of the City, Utah County and other taxing entities.

UTAH CODE
§17C-5-105(K)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems to be appropriate under the circumstances. A cost benefit analysis will assist the Agency in making decisions about offering assistance to future development within the Project Area.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this plan, specifically to:

-  Foster and accelerate economic development;
-  Stimulate job development;
-  Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
-  Assist with property acquisition and/or land assembly; and
-  Provide attractive development for high-quality tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

UTAH CODE
§17C-5-105(2)

Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE
§17C-5-105(2)(ii)(A)

The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values as the property within the Project Area will no longer be classified as vacant agriculture/greenbelt. Property values include land, buildings and personal property (machines, equipment, etc.).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE
§17C-5-105(2)(ii)(B)

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within proximity of the workplace (assuming the services are available). The City also envisions this area as a future industrial park, this development will act as an anchor and likely attract new businesses to the area.

UTAH CODE
§17C-5-105(2)(B)

Efforts to Maximize Private Investment

The agency has formed a partnership with the developers to realize the vision of this project area. It is anticipated that the development will require over \$250,000,000 of private capital. Creating a CRA will act as a catalyst for the development.

UTAH CODE
§17C-5-105(2)(C)

“But For” Analysis

The anticipated development includes numerous costs, including land purchase, infrastructure and over \$200 million of personal property. “But-for” the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

Cost/Benefit Analysis

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	60%	20 Years	\$1,416,805	\$934,277
Alpine School District	60%	20 Years	13,612,553	8,976,460
Eagle Mountain City	60%	20 Years	1,788,426	1,179,333
Central Utah Water Conservancy District	60%	20 Years	774,210	510,534
Unified Fire Service Area – Salt Lake County	60%	20 Years	3,553,625	2,343,350
Total Sources of Tax Increment Funds			\$21,145,620	\$13,943,954

TABLE 4: PROJECT AREA REVENUES

Entity	Property Tax	Sales Tax	Franchise Tax	Total Tax Increment Revenues
Utah County	\$2,361,342	\$459,220	-	\$2,820,562
Alpine School District	22,687,589	-	-	22,687,589
Eagle Mountain City	2,980,710	444,731	3,892,941	7,318,382
Central Utah Water Conservancy District	1,290,351	-	-	1,290,351
Unified Fire District – Salt Lake County	5,922,709	-	-	5,922,709
Total Revenue	\$35,242,700	\$903,951	\$3,892,941	\$40,039,592

TABLE 5: PROJECT AREA EXPENDITURES

Entity	Property Tax	General Government	Public Safety	Public Works	Total Expenditures
Utah County	\$1,416,805	\$141,535	-	-	\$1,558,340
Alpine School District	13,612,553	8,107,145	-	-	21,719,698
Eagle Mountain City	1,788,426	730,016	1,172,766	477,903	4,169,111
Central Utah Water Conservancy District	774,210	82,816	-	-	857,026
Unified Fire District – Salt Lake County	3,553,625	244,911	-	-	3,798,536
Total Revenue	\$21,145,620	\$9,306,423	\$1,172,766	\$477,903	\$32,102,712

The total net benefit to the taxing entities of participating in the Project Area is \$7,936,880, with the City's net benefit being \$3,149,271.



EXHIBIT A: Legal Description of Pole Canyon CRA

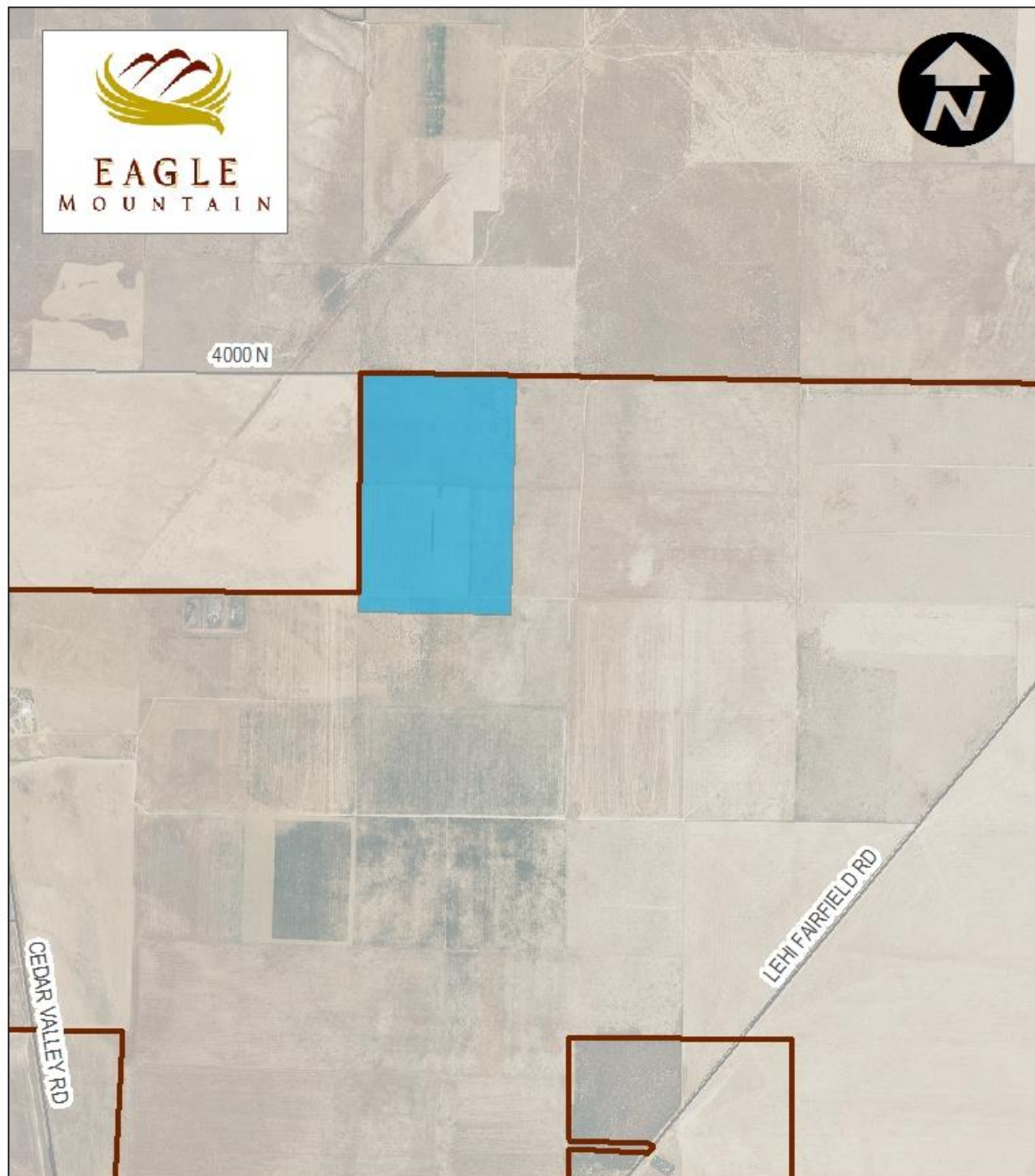
PROJECT MOCKINGBIRD 80-ACRE PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT S00°23'57"W 47.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°22'57"E 1843.00 FEET; THENCE S00°23'57"W 1890.95 FEET; THENCE N89°22'57"W 1843.00 FEET; THENCE N00°23'57"E 1890.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,995.55 SQ.FT. OR 80.00 ACRES

EXHIBIT B: Project Area Map

MAP OF PROPOSED PROJECT AREA BOUNDARIES



POLE CANYON CRA

- EAGLE MOUNTAIN
- POLE CANYON CRA

0 0.125 0.25 0.5
Miles

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.

UDA RESOLUTION NO. R- -2019

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE POLE CANYON COMMUNITY REINVESTMENT PROJECT AREA.

PREAMBLE

WHEREAS, the Redevelopment Agency of Eagle Mountain City, Utah (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

WHEREAS, Eagle Mountain City (the "City") has a planning commission and has adopted a general plan pursuant to applicable law; and

WHEREAS, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-5-103 of the Act; and

WHEREAS, pursuant to Section 17C-5-104 of the Act, the Agency has (a) prepared a draft Pole Canyon Community Reinvestment Project Area Plan (the "Project Area Plan" or "Plan") and (b) made the draft Project Area Plan available to the public at the Agency's offices during normal business hours; and

WHEREAS, the Agency provided notice of the public hearing in strict compliance with Sections 17C-1-805, 806, and 808; and

WHEREAS, the Agency has held a public hearing on the draft Project Area Plan and at that Plan hearing (a) allowed public comment on the draft Project Area Plan and whether the draft Project Area Plan should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Plan; and

WHEREAS, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Plan, and whether to revise, approve or reject the draft Project Area Plan;

WHEREAS, less than one year has passed since the date of the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Agency:

Section I. Adoption of Project Area Plan. It has become necessary and desirable to adopt the draft Project Area Plan as the official Project Area Plan for the Project Area. The draft Project Area Plan, in the form attached hereto as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official Project Area Plan for the Project Area. The Agency shall submit the

Project Area Plan, together with a copy of this Resolution, to the City Council of the City requesting that the Project Area Plan be adopted by ordinance of the legislative body of City in accordance with the provisions of the Act. All comments and objections to the draft Project Area Plan (if any) have been considered and are, unless otherwise provided in the minutes of this meeting (if at all), passed upon.

Section 2. Legal Description of the Project Area Boundaries. The legal description of the boundaries of the Project Area covered by the Project Area Plan is attached hereto and incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

Section 3. Agency's Purposes and Intent. The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

- A. Encourage and accomplish appropriate private development and community reinvestment activities within the Project Area.
- B. Provide for redevelopment infrastructure improvements within or to serve the Project Area.
- C. Provide for the strengthening of the tax base and economic health of the community.

Section 4. Project Area Plan Incorporated by Reference. The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

Section 5. Agency Board Findings. The Agency Board hereby determines and finds as follows:

The Project Area Plan:

- A. Serves a public purpose by, among other things, encouraging and accomplishing appropriate community reinvestment activities within the Project Area;
- B. Produces a public benefit in the form of, among other things, increased development activity within the boundaries of the Agency, including in particular within the Project Area, that is desirable and will enhance the tax base of all taxing entities within the Project Area, as demonstrated by the analysis provided in the Project Area Plan;
- C. Is economically sound and feasible; in that the revenue needed for the implementation of the Project Area Plan will come from incremental property taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;

D. Conforms to the City's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City's general plan; and

E. Promotes the public peace, health, safety and welfare of the City.

Section 6. Financing. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community development project areas permitted by Chapter 5 of the Act.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City.

IN WITNESS WHEREOF, the Governing Board of the Redevelopment Agency of Eagle Mountain City, Utah has approved, passed and adopted this Resolution this 7th day of May, 2019.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Aaron Sanborn, Executive Director

EXHIBIT A – LEGAL DESCRIPTION OF THE PROJECT AREA

PROJECT MOCKINGBIRD 80-ACRE PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT S00°23'57"W 47.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°22'57"E 1843.00 FEET; THENCE S00°23'57"W 1890.95 FEET; THENCE N89°22'57"W 1843.00 FEET; THENCE N00°23'57"E 1890.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,995.55 SQ.FT. OR 80.00 ACRES

EXHIBIT B – MAP OF THE PROJECT AREA

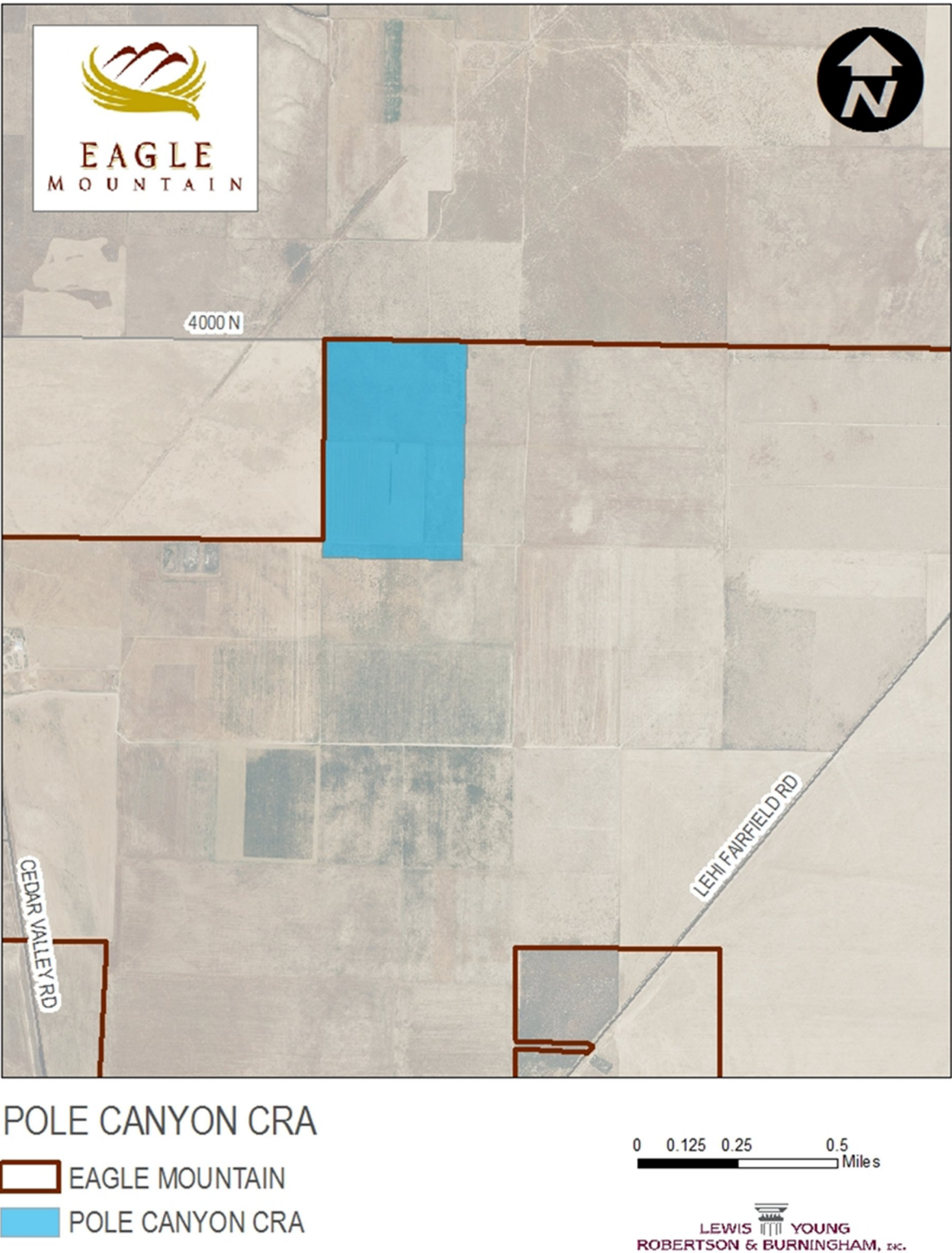


EXHIBIT C: PROJECT AREA PLAN



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of the Eagle Mountain Redevelopment Agency Adopting the Project Area Budget for the Pole Canyon Community Reinvestment Project Area.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Aaron Sanborn, Executive Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

None

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Staff recommends that the Board of Directors adopts a resolution approving the Project Area Budget for the Pole Canyon Community Reinvestment Project Area.

BACKGROUND:

This project area budget allows for the creation of a project area in the Pole Canyon area of the City and for Agency staff to finalize agreements with the various taxing entities. The project area encompasses 80 acres of industrial land. This area is specifically targeted for industrial project development.

Attachments:

RES--Pole Canyon CRA Project Area Budget
Exhibit A - Draft Pole Canyon Budget

UDA RESOLUTION NO. R- -2019

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE PROJECT AREA BUDGET FOR THE POLE CANYON COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

WHEREAS, the Agency has adopted by Resolution the Pole Canyon Community Reinvestment Project Area Plan (the "Plan") for the Pole Canyon Community Reinvestment Project Area (the "Project Area"); and

WHEREAS, the Plan allows for the Agency to collect tax increment created within the Project Area to assist in the creation of jobs, to meet other goals and objectives as outlined in the Plan, to promote economic development, and provide a public benefit within Eagle Mountain City (the "City"); and

WHEREAS, the Agency has prepared a Project Area Budget in accordance with section 17C-5-303 of the Act.

WHEREAS, the Agency has held a public hearing on the draft Project Area Budget and at that hearing allowed public comment on the draft Project Area Budget and whether the draft Project Area Plan should be revised, approved or rejected; and

WHEREAS, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Budget, and whether to revise, approve or reject the draft Project Area Budget;

NOW, THEREFORE BE IT RESOLVED BY THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY:

1. The Project Area Budget attached hereto as **Exhibit A** and incorporated herein is hereby approved and adopted effective immediately. All comments and objections to the draft Project Area Budget (if any) have been considered and are, unless otherwise provided in the minutes of this meeting (if at all), passed upon.
2. The Agency staff is authorized to finalize negotiations with the taxing entities that levy a certified rate in the Project Area, to participate with the Agency in the

implementation and funding of the Budget in accordance with Sections 17C-5-201, 202, 203, 204, 205 and 206 of the Act.

ADOPTED this 7th day of May, 2019.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Aaron Sanborn, Executive Director

EXHIBIT A: PROJECT AREA BUDGET

PROJECT AREA BUDGET

POLE CANYON COMMUNITY REINVESTMENT AREA (CRA)

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH



APRIL 2019


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM

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Section 1: Introduction

The Eagle Mountain Redevelopment Agency (the “Agency”), following thorough consideration of the needs and desires of the City of Eagle Mountain (the “City”) and its residents, as well as understanding the City’s capacity for new development, has carefully crafted the Project Area Plan (the “Plan”) for the Pole Canyon Community Reinvestment Project Area (the “Project Area”). The Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies within the western portion of the City, southwest of Eagle Mountain City Hall. The Project Area will be within the future Pole Canyon Industrial Park.

The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This **Project Area Budget** document (the “Budget”) is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The creation of the Project Area is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area.

Section 2: Description of Community Development Project Area

The Project Area lies within the western portion of the City, southwest of Eagle Mountain City Hall. The Project Area will be within the future Pole Canyon Industrial Park. The property is currently vacant land and is generating very little tax revenue for the City and other taxing entities. The property encompasses approximately 120 acres of land.

A map of the Project Area is attached hereto in **EXHIBIT A**.

Section 3: General Overview of Project Area Budget

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan vision and objectives. The Project Area Plan has identified that tax increment financing is essential in order to meet the objectives of the CRA Project Area. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

Base Year Value

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2018 tax year which is estimated to be \$1,200,000. Using the tax rates established within the Project Area the property taxes levied equate to \$13,110 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

Payment Trigger

The Project Area will have a twenty-year (20) duration from the date of the first tax increment received by the Agency. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2020, Year 1 of increment will be 2021. The first year of tax increment shall be determined by the Agency.

Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in 2019. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2021 or as late as 2022. It is currently estimated that during the 20-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$35.24 million or at a net present value (NPV)¹ of \$23.24 million. This amount is over and above the \$262,200 of base taxes that the property would generate over 20 years at the \$13,110 annual amount it currently generates as shown in Table 4.1 below.

¹ Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.

Section 4: Property Tax Increment

Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be \$1,200,000. Based upon the tax rates in the area, the collective taxing entities are receiving \$13,110 in property tax annually from this Project Area. This equates to approximately \$262,200 over the 20-year life of the Project Area.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 20 YEARS)

Entity	Total	NPV at 4%
Utah County	\$17,568	\$11,938
Alpine School District	168,792	114,697
Eagle Mountain City	22,176	15,069
Central Utah Water Conservancy District	9,600	6,523
Unified Fire Service Area – Salt Lake County	44,064	29,942
Total Revenue	\$262,200	\$178,169

Property Tax Increment Shared with RDA

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. All taxing entities will contribute 60% of their respective tax increment for 20 years. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	60%	20 Years	\$1,416,805	\$934,277
Alpine School District	60%	20 Years	13,612,553	8,976,460
Eagle Mountain City	60%	20 Years	1,788,426	1,179,333
Central Utah Water Conservancy District	60%	20 Years	774,210	510,534
Unified Fire Service Area – Salt Lake County	60%	20 Years	3,553,625	2,343,350
Total Sources of Tax Increment Funds			\$21,145,620	\$13,943,954

Uses of Tax Increment

The anticipated development includes numerous costs, including land purchase, infrastructure and over \$200 million of personal property. “But-for” the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

The majority of the remaining Tax Increment collected by the Agency will be used to overcome the obstacles outlined above (88%). Including: offsetting certain on-site public infrastructure costs, Agency requested improvements and upgrades, desirable Project Area improvements, and other redevelopment activities as approved by the Agency. 10% will go towards affordable housing, as required by the Act. The remaining 2% will be used by the Agency to administer the Project Area.

TABLE 4.3: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
Redevelopment Activities	\$18,608,146	\$12,270,680
CRA Housing Requirement	2,114,562	1,394,395
Project Area Administration	422,912	278,879
Total Uses of Tax Increment Funds	\$21,145,620	\$13,943,954

A multi-year projection of tax increment is including in **EXHIBIT B**.

Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project

As described above, the collective taxing entities are currently receiving approximately \$13,110 in property taxes annually from this Project Area. At the end of 20 years an additional \$2,011,033 in property taxes annually is anticipated, totaling approximately \$2,024,143 in property taxes annually for the area. “But for” the assistance provided by the RDA through tax increment revenues, this 15,340 percent increase in property taxes generated for the taxing entities would not be possible.

TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Utah County	\$878	\$134,744	\$135,622
Alpine School District	8,440	1,294,608	1,303,048
Eagle Mountain City	1,109	170,086	171,195
Central Utah Water Conservancy District	480	73,631	74,111
Unified Fire Service Area – Salt Lake County	2,203	337,964	340,167
Total Revenue	\$13,110	\$2,011,033	\$2,024,143

Section 5: Cost/Benefit Analysis

Additional Revenues

Other Tax Revenues

The development within the Project Area will also generate sales taxes and municipal energy taxes. Table 5.1 shows the total revenues generated by the Project Area.

TABLE 5.1 TOTAL REVENUES

Entity	Property Tax	Sales Tax	Franchise Tax	Total Incremental Revenues
Utah County	\$2,361,342	\$459,220	-	\$2,820,562
Alpine School District	22,687,589	-	-	22,687,589
Eagle Mountain City	2,980,710	444,731	3,892,941	7,318,382
Central Utah Water Conservancy District	1,290,351	-	-	1,290,351
Unified Fire Service Area – Salt Lake County	5,922,709	-	-	5,922,709
Total Revenue	\$35,242,700	\$903,951	\$3,892,941	\$40,039,592

Additional Costs

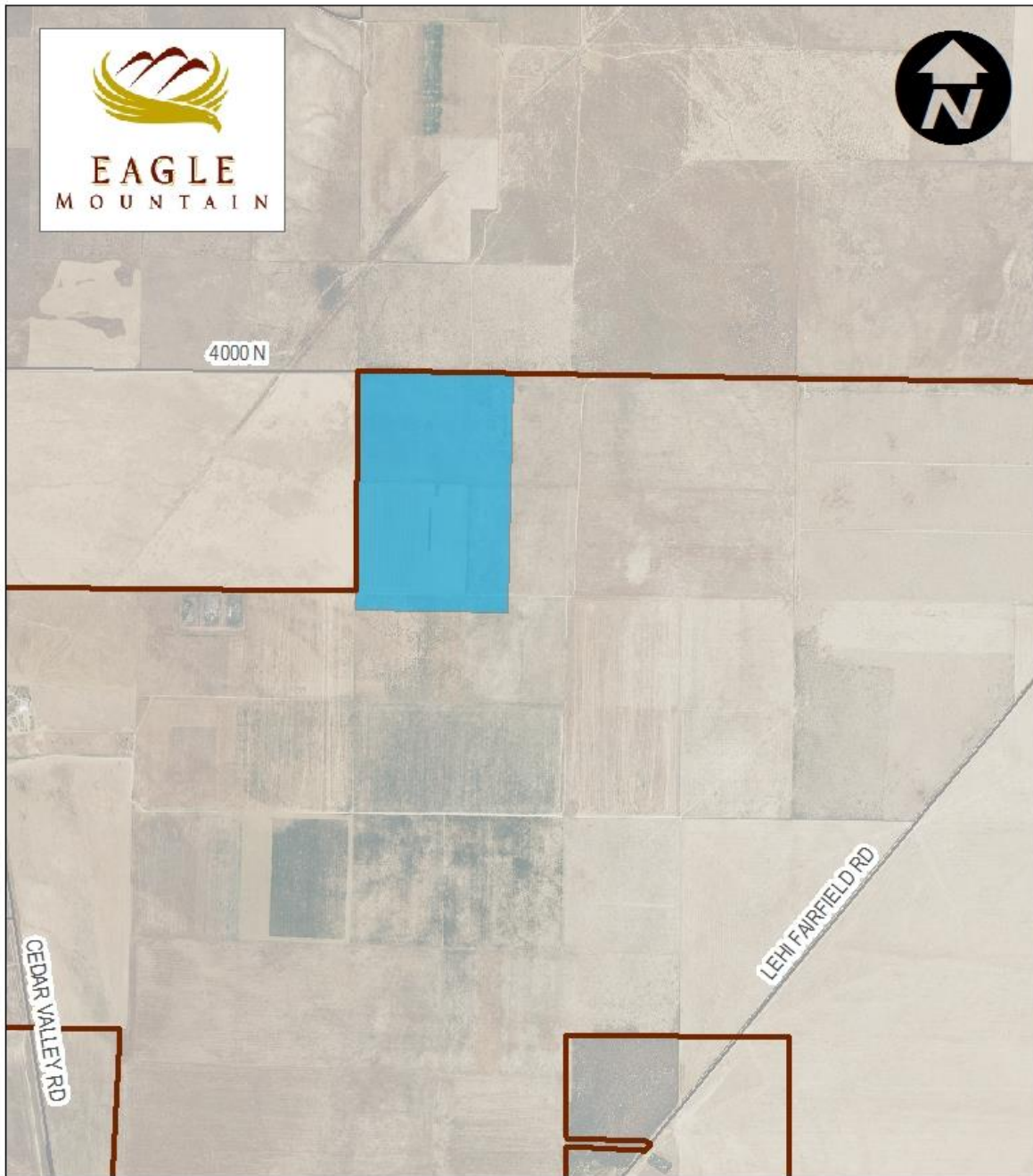
The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Project Area Plan, are identified below.

TABLE 5.2 TOTAL EXPENDITURES

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
Utah County	\$1,416,805	\$141,535	-	-	\$1,558,340
Alpine School District	13,612,553	8,107,145	-	-	21,719,698
Eagle Mountain City	1,788,426	730,016	1,172,766	477,903	4,169,111
Central Utah Water Conservancy District	774,210	82,816	-	-	857,026
Unified Fire Service Area – Salt Lake County	3,553,625	244,911	-	-	3,798,536
Total Expenditures	\$21,145,620	\$9,306,423	\$1,172,766	\$477,903	\$32,102,712

The total net benefit to the taxing entities of participating in the Project Area is \$7,936,880, with the City's net benefit being \$3,149,271.

Exhibit A: Project Area Map



POLE CANYON CRA

- EAGLE MOUNTAIN
- POLE CANYON CRA

0 0.125 0.25 0.5
Miles

LEWIS  YOUNG
ROBERTSON & BURNINGHAM, INC.

Exhibit B: Multi-Year Budget

Eagle Mountain Redevelopment Agency

Pole Canyon Community Reinvestment Area
Increment and Budget Analysis

ASSUMPTIONS:	
Discount Rate	4.0%
Inflation Rate	0.0%

INCREMENTAL TAX ANALYSIS:	Payment Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
	Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	TOTALS	NPV
	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
Real Property Value (Building & Land)		\$38,573,008	\$38,573,008	\$38,573,008	\$38,573,008	\$38,573,008	\$49,027,408	\$49,027,408	\$49,027,408	\$49,027,408	\$49,027,408	\$64,709,008	\$64,709,008	\$64,709,008	\$64,709,008	\$64,709,008	\$64,709,008	\$64,709,008	\$64,709,008	\$64,709,008	\$64,709,008		
Personal Property Value		-	\$108,396,100	\$105,024,050	\$100,289,850	\$109,390,380	\$104,220,832	\$97,516,710	\$89,371,070	\$81,028,410	\$73,331,472	\$96,913,231	\$83,614,143	\$81,207,528	\$78,698,714	\$76,439,135	\$122,380,269	\$117,523,638	\$112,220,807	\$107,323,393	\$102,633,055		
Total Assessed Value:		\$38,573,008	\$146,969,108	\$143,597,058	\$138,862,858	\$147,963,388	\$153,248,240	\$146,544,118	\$138,398,478	\$130,055,819	\$122,358,881	\$161,622,239	\$148,323,151	\$145,916,536	\$143,407,723	\$141,148,144	\$187,089,278	\$182,232,646	\$176,929,816	\$172,032,401	\$167,342,063		
Development Perfmorance Contingency Buffer (10%)		\$3,857,301	\$14,696,911	\$14,359,706	\$13,886,286	\$14,796,339	\$15,324,824	\$14,654,412	\$13,839,848	\$13,005,582	\$12,235,888	\$16,162,224	\$14,832,315	\$14,591,654	\$14,340,772	\$14,114,814	\$18,708,928	\$18,223,265	\$17,692,982	\$17,203,240	\$16,734,206		
Value of Current Property		\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000		
Less Base Year Value		\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)		
TOTAL INCREMENTAL VALUE:		\$42,430,309	\$161,666,019	\$157,956,764	\$152,749,144	\$162,759,727	\$168,573,064	\$161,198,530	\$152,238,326	\$143,061,401	\$134,594,769	\$177,784,463	\$163,155,467	\$160,508,190	\$157,748,495	\$155,262,958	\$205,798,205	\$200,455,911	\$194,622,797	\$189,235,641	\$184,076,269		
TAX RATE & INCREMENT ANALYSIS:	2018 Rates																						
Utah County	0.000732	31,059	118,340	115,624	111,812	119,140	123,395	117,997	111,438	104,721	98,523	130,138	119,430	117,492	115,472	113,652	150,644	146,734	142,464	138,520	134,744	2,361,342	1,557,128
Alpine School District	0.007033	298,412	1,136,997	1,110,910	1,074,285	1,144,689	1,185,574	1,133,709	1,070,692	1,006,151	946,605	1,250,358	1,147,472	1,128,854	1,109,445	1,091,964	1,447,379	1,409,806	1,368,782	1,330,894	1,294,608	22,687,589	14,960,767
Eagle Mountain City	0.000924	39,206	149,379	145,952	141,140	150,390	155,762	148,947	140,668	132,189	124,366	164,273	150,756	148,310	145,760	143,463	190,158	185,221	179,831	174,854	170,086	2,980,710	1,965,555
Central Utah Water Conservancy District	0.000400	16,972	64,666	63,183	61,100	65,104	67,429	64,479	60,895	57,225	53,838	71,114	65,262	64,203	63,099	62,105	82,319	80,182	77,849	75,694	73,631	1,290,351	850,890
Unified Fire Service Area - Salt Lake County	0.001836	77,902	296,819	290,009	280,447	298,827	309,500	295,961	279,510	262,661	247,116	326,412	299,553	294,693	289,626	285,063	377,846	368,037	357,327	347,437	337,964	5,922,709	3,905,583
Totals:	0.010925	463,551	1,766,201	1,725,678	1,668,784	1,778,150	1,841,661	1,761,094	1,663,204	1,562,946	1,470,448	1,942,295	1,782,473	1,753,552	1,723,402	1,696,248	2,248,345	2,189,981	2,126,254	2,067,399	2,011,033	35,242,700	23,239,923
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:		\$463,551	\$1,766,201	\$1,725,678	\$1,668,784	\$1,778,150	\$1,841,661	\$1,761,094	\$1,663,204	\$1,562,946	\$1,470,448	\$1,942,295	\$1,782,473	\$1,753,552	\$1,723,402	\$1,696,248	\$2,248,345	\$2,189,981	\$2,126,254	\$2,067,399	\$2,011,033	\$35,242,700	\$23,239,923
PROJECT AREA BUDGET		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
Sources of Funds:		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	TOTALS	NPV
Property Tax Participation Rate for Budget																							
Utah County		60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Alpine School District		60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Eagle Mountain City		60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Central Utah Water Conservancy District		60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Unified Fire Service Area - Salt Lake County		60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Property Tax Increment for Budget																							
Utah County		\$18,635	\$71,004	\$69,375	\$67,087	\$71,484	\$74,037	\$70,798	\$66,863	\$62,833	\$59,114	\$78,083	\$71,658	\$70,495	\$69,283	\$68,191	\$90,387	\$88,040	\$85,478	\$83,112	\$80,846	\$1,416,805	\$934,277
Alpine School District		\$179,047	\$682,198	\$666,546	\$644,571	\$686,813	\$711,345	\$680,226	\$642,415	\$603,690	\$567,963	\$750,215	\$688,483	\$677,312	\$665,667	\$655,179	\$868,427	\$845,884	\$821,269	\$798,537	\$776,765	\$13,612,553	\$8,976,460
Eagle Mountain City		\$23,523	\$89,628	\$87,571	\$84,684	\$90,234	\$93,457	\$89,368	\$84,401	\$79,313	\$74,619	\$98,564	\$90,453	\$88,986	\$87,456	\$86,078	\$114,095	\$111,133	\$107,899	\$104,912	\$102,052	\$1,788,426	\$1,179,333
Central Utah Water Conservancy District		\$10,183	\$38,800	\$37,910	\$36,660	\$39,062	\$40,458	\$38,688	\$36,537	\$34,335	\$32,303	\$42,668	\$39,157	\$38,522	\$37,860	\$37,263	\$49,392	\$48,109	\$46,709	\$45,417	\$44,178	\$774,210	\$510,534
Unified Fire Service Area - Salt Lake County		\$46,741	\$178,091	\$174,005	\$168,268	\$179,296	\$185,700	\$177,576	\$167,706	\$157,596	\$148,270	\$195,847	\$179,732	\$176,816	\$173,776	\$171,038	\$226,707	\$220,822	\$214,396	\$208,462	\$202,778	\$3,553,625	\$2,343,350
Total Property Tax Increment for Budget:		\$278,131	\$1,059,721	\$1,035,407	\$1,001,271	\$1,066,890	\$1,104,996	\$1,056,656	\$997,922	\$937,767	\$882,269	\$1,165,377	\$1,069,484	\$1,052,131	\$1,034,041	\$1,017,749	\$1,349,007	\$1,313,988	\$1,275,752	\$1,240,440	\$1,206,620	\$21,145,620	\$13,943,954
Uses of Tax Increment Funds:		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS	NPV
Redevelopment Activities (Infrastructure, Incentives, etc.)	88.0%	\$244,755	\$932,554	\$911,158	\$881,118	\$938,863	\$972,397	\$929,858	\$878,172	\$825,235	\$776,396	\$1,025,532	\$941,146	\$925,875	\$909,956	\$895,619	\$1,187,126	\$1,156,310	\$1,122,662	\$1,091,587	\$1,061,826	\$18,608,146	\$12,270,680
CRA Housing Requirement	10.0%	\$27,813	\$105,972	\$103,541	\$100,127	\$106,689	\$110,500	\$105,666	\$99,792	\$93,777	\$88,227	\$116,538	\$106,948	\$105,213	\$103,404	\$101,775	\$134,901	\$131,399	\$127,575	\$124,044	\$120,662	\$2,114,562	\$1,394,395
RDA Administration	2.0%	\$5,563	\$21,194	\$20,708	\$20,025	\$21,338	\$22,100	\$21,133	\$19,958	\$18,755	\$17,645	\$23,308	\$21,390	\$21,043	\$20,681	\$20,355	\$26,980	\$26,280	\$25,515	\$24,809	\$24,132	\$422,912	\$278,879
Total Uses		\$278,131	\$1,059,721	\$1,035,407	\$1,001,271	\$1,066,890	\$1,104,996	\$1,056,656	\$997,922	\$937,767	\$882,269	\$1,165,377	\$1,069,484	\$1,052,131	\$1,034,041	\$1,017,749	\$1,349,007	\$1,313,988	\$1,275,752	\$1,240,440	\$1,206,620	\$21,145,620	\$13,943,954
REMAINING TAX REVENUES FOR TAXING ENTITIES		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039				



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Fionnuala Kofoed,
Recorder's Office

RECOMMENDATION:

Staff recommends that the Board of Directors adopts a Tentative Budget for Fiscal Year 2019-2020 and sets a public hearing for adoption of the final budget.

BACKGROUND:

Attachments:

RES--FY 2019-20 Tentative Budget
FY 2020 RDA Budget - Preliminary Version

RDA RESOLUTION NO. R-____-2019

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE TENTATIVE BUDGET FOR
FISCAL YEAR 2019-2020 AND SETTING A PUBLIC HEARING FOR ADOPTION OF
THE FINAL BUDGET.**

WHEREAS, on May 7, 2019, the Finance Director submitted a tentative budget to the Board of Directors; and

WHEREAS, the Redevelopment Agency desires to adopt the tentative budget as required by State law; and

WHEREAS, the Redevelopment Agency desires to make the budget available for public review and comment at least ten days prior to the public hearing; and

WHEREAS, the Redevelopment Agency desires to set a public hearing for May 21, 2019, directly following the City Council meeting scheduled at 7:00 p.m. to receive additional public input on the budget; and

WHEREAS, the Redevelopment Agency desires to adopt the final budget on June 18, 2019;

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Eagle Mountain City, Utah, as follows:

1. The Redevelopment Agency hereby adopts the tentative budget attached as Exhibit A.
2. The Redevelopment Agency will hereby conduct a public hearing to review the final budget for fiscal year 2019-2020 on May 21, 2019, directly following the City Council meeting scheduled at 7:00 p.m.
3. The Redevelopment Agency plans to adopt the final budget for fiscal year 2019-2020 on June 18, 2019.

PASSED AND APPROVED this 7th day of May, 2019.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Aaron Sanborn, Executive Director

EXHIBIT A

Fund 80- Eagle Mountain Redevelopment Agency
Revenue & Expenditure Summary

GENERAL FUND SUMMARY EXPENDITURES	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
EDA 2012-1 Expenditures	23,741	34,748	38,825	81,489	77,873
Parkside CDA Expenditures	-	31,692	18,413	19,844	18,560
Expenditure Total:	23,741	66,440	57,238	101,333	96,433
GENERAL FUND SUMMARY REVENUES	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
EDA 2012-1 Revenues	24,991	36,801	38,826	81,490	77,873
Parkside CDA Revenues	15,344	17,792	18,413	19,844	18,560
Use of Fund Balance Reserve	-	-	-	-	-
Revenue Total:	40,335	54,593	57,239	101,334	96,433
GENERAL FUND BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing	16,594	(11,847)	1	1	-
Sources over Financing Uses:	-	16,594	4,746	4,746	4,747
Fund Balance (Deficit)- Beginning:	-	-	-	-	-
Use of Fund Balance Reserve:	-	-	-	-	-
Fund Balance (Deficit)- Ending:	16,594	4,746	4,747	4,747	4,747

**Fund 80 -
ECONOMIC DEVELOPMENT AREA (EDA) 2012-1**

EXPENDITURES		2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
80-47-80000-4320	Consulting Services					
80-47-80000-6451	Public Infrastructure Fund (Roads, Utilities, etc.)	23,741	34,748	36,884	77,415	73,979
80-61-48000-9110	EDA Administration (5%)			1,941	4,074	3,894
Expenditure Total:		23,741	34,748	38,825	81,489	77,873

REVENUE		2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
80-00-31109-0000	EDA 2012-1 Property Tax	24,991	36,801	38,826	81,490	77,873
Revenue Total:		24,991	36,801	38,826	81,490	77,873

Fund 80 -
COMMUNITY DEVELOPMENT AREA (PARKSIDE CDA)

EXPENDITURES		2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
80-47-80000-4320	Consulting Services					
80-47-80000-6450	Developer Incentive Fund (Major Retailer TIF)		31,692	17,492	18,852	17,632
80-61-48000-9110	CDA Administration (5%)			921	992	928
Expenditure Total:		-	31,692	18,413	19,844	18,560

REVENUE		2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
80-00-31110-0000	Parkside CDA Property Tax	15,344	17,792	18,413	19,844	18,560
Revenue Total:		15,344	17,792	18,413	19,844	18,560



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Aaron Sanborn, Executive Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE	COMMUNITY N/A

PUBLIC HEARING:
No

REQUIRED FINDINGS:
N/A

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Approve a resolution approving an interlocal cooperation agreement

BACKGROUND:

This interlocal agreement is for the Pole Canyon CRA and allows for the remittance of incremental property taxes to be transmitted from Eagle Mountain City to the Eagle Mountain Redevelopment agency, according to the terms in the Project Area Budget

Attachments:

RES--Interlocal Agreement with Eagle Mountain City

AGMT--Pole Canyon Interlocal Agreement with Eagle Mountain City

RDA RESOLUTION NO. R-____-2019

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE AGENCY AND EAGLE MOUNTAIN CITY.

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "Interlocal Act"), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the "CRA Act"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") and Eagle Mountain City (the "City") are "public agencies" for purposes of the Act; and

WHEREAS, after careful analysis and consideration of relevant information, the Agency desires to enter into an Interlocal Agreement with the City whereby the City would remit to the Agency a portion of the property tax increment generated within the Pole Canyon Community Reinvestment Project Area, (the "Project Area") which would otherwise flow to the City, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LEGISLATIVE BODY of the Agency as follows:

1. The Interlocal Cooperation Agreement between the Agency and the City, substantially in the form attached hereto as Exhibit A (the "Agreement"), is approved in final form and shall be executed for and on behalf of the Agency by the Chair of the Agency Board.
2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the Agency for review and approval as to form and legality.
3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the Agency Secretary, the keeper of records of the Agency.

4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.
5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the legislative body of the Eagle Mountain Redevelopment Agency this ____ day of _____, 2019.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Aaron Sanborn, Executive Director

EXHIBIT A
INTERLOCAL COOPERATION AGREEMENT

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this 7th day of May, 2019, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **EAGLE MOUNTAIN CITY**, a political subdivision of the State of Utah (the “City”) in contemplation of the following facts and circumstances:

A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community reinvest activities pursuant to the Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and

C. **WHEREAS**, the Agency has created or will create the Pole Canyon Community Reinvestment Project Area (the “Project Area”), through the adoption of the Pole Canyon Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “A” attached hereto and incorporated herein by this reference; and

D. **WHEREAS**, the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a food manufacturing facility. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS**, historically, the Project Area has generated a total of \$13,110 per year in property taxes for the various taxing entities, including the City, Utah County (the “County”), Alpine School District (the “School District”), and other taxing entities; and

F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately \$1,828,212 per year; and

G. **WHEREAS**, the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and

H. **WHEREAS**, it is in the best interest of the citizens of the City for the City to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS**, the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment

projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit “B”; and

J. **WHEREAS**, the Agency has created the Pole Canyon Community Reinvestment Project Area Budget (the “Project Area Budget”), a copy of which is attached as Exhibit “C”, which Project Area Budget outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that significant additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The City has determined that it is in the best interests of its citizens to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2018, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2018 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be \$1,200,000, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)’s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit “A” (the “Property”), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The first year (“Year One”) of payment of Tax Increment from the City to the Agency shall be determined by the Agency but shall be no later than 2023. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty. The Agency may trigger the collection of Tax Increment by timely delivering a letter or other written request to the Utah County Auditor’s office.

6. **Total Payment to Agency.** The County is authorized and instructed to remit to the Agency, beginning with property tax receipts in Year One and continuing through Year Twenty, 60% of the City's annual Tax Increment generated from the Project Area.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collecting agency for the City. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency for the City, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes collected by the County on behalf of the City from the Project Area.

8. **No Independent Duty.** The City shall be responsible to remit to the Agency only Tax Increment received by the County. The City shall have no independent duty to pay any amount to the Agency other than the Tax Increment received by the City on an annual basis from and including Year One through and including Year Twenty.

9. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

10. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

11. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to City:
Eagle Mountain City
Attn: City Council
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6600

If to Agency:
Eagle Mountain Redevelopment Agency
Attn: Agency Board
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6600

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served

or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

13. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

20. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's

obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the County shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

22. **Duration.** This Agreement shall terminate after the Year Twenty Tax Increment payment.

23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

25. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.
- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to

the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

City: EAGLE MOUNTAIN CITY

Attest:

By: _____
Its: Mayor

City Recorder

Approved as to form:

Attorney for City

Agency: EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Attest:

By: _____
Its: Chair

Secretary

Approved as to form:

Attorney for Agency

EXHIBIT "A"
to
INTERLOCAL AGREEMENT

Legal Description of Project

PROJECT MOCKINGBIRD 80-ACRE PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT S00°23'57"W 47.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°22'57"E 1843.00 FEET; THENCE S00°23'57"W 1890.95 FEET; THENCE N89°22'57"W 1843.00 FEET; THENCE N00°23'57"E 1890.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,995.55 SQ.FT. OR 80.00 ACRES

**EXHIBIT “B”
To
INTERLOCAL AGREEMENT**

Project Area Plan

**EXHIBIT “C”
To
INTERLOCAL AGREEMENT**

Project Area Budget



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Aaron Sanborn, Executive Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:
No

REQUIRED FINDINGS:
N/A

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Approve a resolution approving an interlocal cooperation agreement

BACKGROUND:

This interlocal agreement is for the Pole Canyon CRA and allows for the remittance of incremental property taxes to be transmitted from Utah County to the Eagle Mountain Redevelopment agency, according to the terms in the Project Area Budget

Attachments:

RES--Interlocal Agreement with Utah County

AGMT--Pole Canyon Interlocal Agreement with Utah County

RDA RESOLUTION NO. R-____-2019

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE AGENCY AND UTAH COUNTY.

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "Interlocal Act"), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the "CRA Act"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") and Utah County (the "County") are "public agencies" for purposes of the Act; and

WHEREAS, after careful analysis and consideration of relevant information, the Agency desires to enter into an Interlocal Agreement with the County whereby the County would remit to the Agency a portion of the property tax increment generated within the Pole Canyon Community Reinvestment Project Area, (the "Project Area") which would otherwise flow to the County, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS, Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LEGISLATIVE BODY of the Agency as follows:

1. The Interlocal Cooperation Agreement between the Agency and the County, substantially in the form attached hereto as Exhibit A (the "Agreement"), is approved in final form and shall be executed for and on behalf of the Agency by the Chair of the Agency Board.
2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the Agency for review and approval as to form and legality.
3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the Agency Secretary, the keeper of records of the Agency.

4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.
5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the legislative body of the Eagle Mountain Redevelopment Agency this ____ day of _____, 2019.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Aaron Sanborn, Executive Director

EXHIBIT A
INTERLOCAL COOPERATION AGREEMENT

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this 7th day of May, 2019, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **UTAH COUNTY**, a political subdivision of the State of Utah (the “County”) in contemplation of the following facts and circumstances:

- A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community reinvest activities pursuant to the Act, including, among other things, assisting Eagle Mountain City (the “City”) in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and
- B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and
- C. **WHEREAS**, the Agency has created or will create the Pole Canyon Community Reinvestment Project Area (the “Project Area”), through the adoption of the Pole Canyon Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “A” attached hereto and incorporated herein by this reference; and
- D. **WHEREAS**, the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a food manufacturing facility. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Act), generated from the Project Area; and
- E. **WHEREAS**, historically, the Project Area has generated a total of \$13,110 per year in property taxes for the various taxing entities, including the City, the County, Alpine School District (the “School District”), and other taxing entities; and
- F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately \$1,828,212 per year; and
- G. **WHEREAS**, the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and
- H. **WHEREAS**, it is in the best interest of the citizens of the County for the County to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and
- I. **WHEREAS**, the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment

projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit "B"; and

J. **WHEREAS**, the Agency has created the Pole Canyon Community Reinvestment Project Area Budget (the "Project Area Budget"), a copy of which is attached as Exhibit "C", which Project Area Budget outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The County has determined that significant additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The County has determined that it is in the best interests of its citizens to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2018, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2018 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be \$1,200,000, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)'s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit "A" (the "Property"), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The first year ("Year One") of payment of Tax Increment from the County to the Agency shall be determined by the Agency but shall be no later than 2023. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty. The Agency may trigger the collection of Tax Increment by timely delivering a letter or other written request to the Utah County Auditor's office.

6. **Total Payment to Agency.** The County is authorized and instructed to remit to the Agency, beginning with property tax receipts in Year One and continuing through Year Twenty, 60% of the County's annual Tax Increment generated from the Project Area or until a cap amount of \$1,416,805 is reached, whichever comes first.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collecting agency. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes collected by the County from the Project Area.

8. **No Independent Duty.** The County shall be responsible to remit to the Agency only Tax Increment received by the County. The County shall have no independent duty to pay any amount to the Agency other than the Tax Increment received by the County on an annual basis from and including Year One through and including Year Twenty.

9. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

10. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

11. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to County:
Utah County
Attn: County Commission
100 E. Center Street
Provo, UT 84606
Phone: (801) 851-8133

If to Agency:
Eagle Mountain Redevelopment Agency
Attn: Agency Board
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6600

Any party may from time to time, by written notice to the others as provided above, designate a different

address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

13. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

20. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect

of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the County shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

22. **Duration.** This Agreement shall terminate after the Year Twenty Tax Increment payment.

23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

25. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.
- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such

provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

County: UTAH COUNTY

Attest:

By: _____
Its: Commission Chair

County Recorder

Approved as to form:

Attorney for County

Agency: EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Attest:

By: _____
Its: Chair

Secretary

Approved as to form:

Attorney for Agency

EXHIBIT “A
to
INTERLOCAL AGREEMENT

Legal Description of Project

PROJECT MOCKINGBIRD 80-ACRE PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT S00°23'57"W 47.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°22'57"E 1843.00 FEET; THENCE S00°23'57"W 1890.95 FEET; THENCE N89°22'57"W 1843.00 FEET; THENCE N00°23'57"E 1890.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,995.55 SQ.FT. OR 80.00 ACRES

To
INTERLOCAL AGREEMENT

Project Area Plan

EXHIBIT “C”
To
INTERLOCAL AGREEMENT
Project Area Budget



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Aaron Sanborn, Executive Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

REQUIRED FINDINGS:

N/A

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Approve a resolution approving an interlocal cooperation agreement

BACKGROUND:

This interlocal agreement is for the Pole Canyon CRA and allows for the remittance of incremental property taxes to be transmitted from Alpine School District to the Eagle Mountain Redevelopment agency, according to the terms in the Project Area Budget

Attachments:

RES--Interlocal Agreement with Alpine School District

AGMT--Pole Canyon Interlocal Agreement with Alpine School District

RDA RESOLUTION NO. R-____-2019

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE AGENCY AND ALPINE SCHOOL DISTRICT.

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "Interlocal Act"), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the "CRA Act"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") and Alpine School District (the "School District") are "public agencies" for purposes of the Act; and

WHEREAS, after careful analysis and consideration of relevant information, the Agency desires to enter into an Interlocal Agreement with the School District whereby the School District would remit to the Agency a portion of the property tax increment generated within the Pole Canyon Community Reinvestment Project Area, (the "Project Area") which would otherwise flow to the School District, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS, Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LEGISLATIVE BODY of the Agency as follows:

1. The Interlocal Cooperation Agreement between the Agency and the School District, substantially in the form attached hereto as Exhibit A (the "Agreement"), is approved in final form and shall be executed for and on behalf of the Agency by the Chair of the Agency Board.
2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the Agency for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the Agency Secretary, the keeper of records of the Agency.
4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.
5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the legislative body of the Eagle Mountain Redevelopment Agency this ____ day of _____, 2019.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Aaron Sanborn, Executive Director

EXHIBIT A
INTERLOCAL COOPERATION AGREEMENT

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this 7th day of May, 2019, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **ALPINE SCHOOL DISTRICT**, a political subdivision of the State of Utah (the “School District”) in contemplation of the following facts and circumstances:

A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community reinvest activities pursuant to the Act, including, among other things, assisting Eagle Mountain City (the “City”) in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and

C. **WHEREAS**, the Agency has created or will create the Pole Canyon Community Reinvestment Project Area (the “Project Area”), through the adoption of the Pole Canyon Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “A” attached hereto and incorporated herein by this reference; and

D. **WHEREAS**, the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a food manufacturing facility. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS**, historically, the Project Area has generated a total of \$13,110 per year in property taxes for the various taxing entities, including the City, Utah County (the “County”), the School District, and other taxing entities; and

F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately \$1,828,212 per year; and

G. **WHEREAS**, the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and

H. **WHEREAS**, it is in the best interest of the citizens of the School District for the School District to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS**, the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit “B”; and

J. **WHEREAS**, the Agency has created the Pole Canyon Community Reinvestment Project Area Budget (the “Project Area Budget”), a copy of which is attached as Exhibit “C”, which Project Area Budget outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

L. **WHEREAS**, Participants will be an active participant in the community served by the School District and as such, a strong supporter of the community’s education system. Participants will require applicable representatives from such Participant to meet annually with representatives of the School District to discuss and implement mutually agreeable partnership/engagement opportunities between the Participant and the School District.

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The School District has determined that significant additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The School District has determined that it is in the best interests of its citizens to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2018, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2018 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be \$1,200,000, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)'s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit "A" (the "Property"), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.
5. **Payment Trigger.** The first year ("Year One") of payment of Tax Increment from the School District to the Agency shall be determined by the Agency but shall be no later than 2023. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty. The Agency may trigger the collection of Tax Increment by timely delivering a letter or other written request to the Utah County Auditor's office.
6. **Total Payment to Agency.** The County is authorized and instructed to remit to the Agency, beginning with property tax receipts in Year One and continuing through Year Twenty, 60% of the School District's annual Tax Increment generated from the Project Area or until a cap amount of \$13,612,553 is reached, whichever comes first.
7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collecting agency for the School District. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency for the School District, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes collected by the County on behalf of the School District from the Project Area.
8. **No Independent Duty.** The School District shall be responsible to remit to the Agency only Tax Increment received by the County. The School District shall have no independent duty to pay any amount to the Agency other than the Tax Increment received by the School District on an annual basis from and including Year One through and including Year Twenty.
9. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.
10. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.
11. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to School District:
Alpine School District
Attn: Business Administrator
575 N. 100 E.
American Fork, UT 84003
Phone: (801) 610-8400

If to Agency:
Eagle Mountain Redevelopment Agency
Attn: Agency Board
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6600

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

13. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.
17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.
18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.
19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.
20. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the County shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.
21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.
22. **Duration.** This Agreement shall terminate after the Year Twenty Tax Increment payment.
23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.
24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.
25. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:
- a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
 - b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;

- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.
- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

School District: ALPINE SCHOOL DISTRICT

Attest:

By: _____
S. Scott Carlson
Its: Board President

Business Administrator

Approved as to form:

Attorney for School District

Agency: EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Attest:

By: _____

Its: Chair

Secretary

Approved as to form:

Attorney for Agency

EXHIBIT “A
to
INTERLOCAL AGREEMENT

Legal Description of Project

PROJECT MOCKINGBIRD 80-ACRE PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT S00°23'57"W 47.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°22'57"E 1843.00 FEET; THENCE S00°23'57"W 1890.95 FEET; THENCE N89°22'57"W 1843.00 FEET; THENCE N00°23'57"E 1890.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,995.55 SQ.FT. OR 80.00 ACRES

To
INTERLOCAL AGREEMENT

Project Area Plan

EXHIBIT “C”
To
INTERLOCAL AGREEMENT
Project Area Budget



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Aaron Sanborn, Executive Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

REQUIRED FINDINGS:

N/A

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Approve a resolution approving an interlocal cooperation agreement

BACKGROUND:

This interlocal agreement is for the Pole Canyon CRA and allows for the remittance of incremental property taxes to be transmitted from the Central Utah Water Conservancy District to the Eagle Mountain Redevelopment agency, according to the terms in the Project Area Budget

Attachments:

RES--Interlocal Agreement with Central Utah Water Conservancy District

AGMT--Pole Canyon Interlocal Agreement with Central Utah Water Conservancy District

RDA RESOLUTION NO. R-____-2019

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE AGENCY AND CENTRAL UTAH WATER CONSERVANCY DISTRICT.

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "Interlocal Act"), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the "CRA Act"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") and Central Utah Water Conservancy District (the "Water District") are "public agencies" for purposes of the Act; and

WHEREAS, after careful analysis and consideration of relevant information, the Agency desires to enter into an Interlocal Agreement with the Water District whereby the Water District would remit to the Agency a portion of the property tax increment generated within the Pole Canyon Community Reinvestment Project Area, (the "Project Area") which would otherwise flow to the Water District, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS, Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LEGISLATIVE BODY of the Agency as follows:

1. The Interlocal Cooperation Agreement between the Agency and the Water District, substantially in the form attached hereto as Exhibit A (the "Agreement"), is approved in final form and shall be executed for and on behalf of the Agency by the Chair of the Agency Board.
2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the Agency for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the Agency Secretary, the keeper of records of the Agency.
4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.
5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the legislative body of the Eagle Mountain Redevelopment Agency this ____ day of _____, 2019.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Aaron Sanborn, Executive Director

EXHIBIT A
INTERLOCAL COOPERATION AGREEMENT

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this 7th day of May, 2019, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **CENTRAL UTAH WATER CONSERVANCY DISTRICT**, a political subdivision of the State of Utah (the “Water District”) in contemplation of the following facts and circumstances:

A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community reinvest activities pursuant to the Act, including, among other things, assisting Eagle Mountain City (the “City”) in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and

C. **WHEREAS**, the Agency has created or will create the Pole Canyon Community Reinvestment Project Area (the “Project Area”), through the adoption of the Pole Canyon Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “A” attached hereto and incorporated herein by this reference; and

D. **WHEREAS**, the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a food manufacturing facility. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS**, historically, the Project Area has generated a total of \$13,110 per year in property taxes for the various taxing entities, including the City, Utah County (the “County”), Alpine School District (the “School District”), and other taxing entities; and

F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately \$1,828,212 per year; and

G. **WHEREAS**, the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and

H. **WHEREAS**, it is in the best interest of the citizens of the Water District for the Water District to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS**, the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit “B”; and

J. **WHEREAS**, the Agency has created the Pole Canyon Community Reinvestment Project Area Budget (the “Project Area Budget”), a copy of which is attached as Exhibit “C”, which Project Area Budget outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The Water District has determined that significant additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The Water District has determined that it is in the best interests of its citizens to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2018, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2018 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be \$1,200,000, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)’s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit “A” (the “Property”), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The first year (“Year One”) of payment of Tax Increment from the Water District to the Agency shall be determined by the Agency but shall be no later than 2023. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty. The Agency may trigger the collection of Tax Increment by timely delivering a letter or other written request to the Utah County Auditor’s office.

6. **Total Payment to Agency.** The County is authorized and instructed to remit to the Agency, beginning with property tax receipts in Year One and continuing through Year Twenty, 60% of the Water District’s annual Tax Increment generated from the Project Area or until a cap amount of \$774,210 is reached, whichever comes first.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collecting agency for the Water District. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency for the Water District, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes collected by the County on behalf of the Water District from the Project Area.

8. **No Independent Duty.** The Water District shall be responsible to remit to the Agency only Tax Increment received by the County. The Water District shall have no independent duty to pay any amount to the Agency other than the Tax Increment received by the Water District on an annual basis from and including Year One through and including Year Twenty.

9. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

10. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

11. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to Water District:
Central Utah Water Conservancy District
Attn: District Board
355 W. University Pkwy
Orem, UT 84058
Phone: (801) 226-7100

If to Agency:
Eagle Mountain Redevelopment Agency
Attn: Agency Board

1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6600

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

13. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that

the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

20. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the County shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

22. **Duration.** This Agreement shall terminate after the Year Twenty Tax Increment payment.

23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

25. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.

- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

Water District: CENTRAL UTAH WATER CONSERVANCY
DISTRICT

Attest:

By: _____
Its: Board Chair

Secretary

Approved as to form:

Attorney for Water District

Agency: EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Attest:

By: _____
Its: Chair

Secretary

Approved as to form:

Attorney for Agency

EXHIBIT “A
to
INTERLOCAL AGREEMENT

Legal Description of Project

PROJECT MOCKINGBIRD 80-ACRE PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT S00°23'57"W 47.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°22'57"E 1843.00 FEET; THENCE S00°23'57"W 1890.95 FEET; THENCE N89°22'57"W 1843.00 FEET; THENCE N00°23'57"E 1890.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,995.55 SQ.FT. OR 80.00 ACRES

To
INTERLOCAL AGREEMENT

Project Area Plan

EXHIBIT “C”
To
INTERLOCAL AGREEMENT
Project Area Budget



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and the Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Aaron Sanborn, Executive Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

REQUIRED FINDINGS:

N/A

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Approve a resolution approving an interlocal cooperation agreement

BACKGROUND:

This interlocal agreement is for the Pole Canyon CRA and allows for the remittance of incremental property taxes to be transmitted from the Unified Fire Service Area to the Eagle Mountain Redevelopment agency, according to the terms in the Project Area Budget

Attachments:

[RES--Interlocal Agreement with Unified Fire Service Area](#)

[AGMT--Pole Canyon Interlocal Agreement with Unified Fire Service Area](#)

RDA RESOLUTION NO. R-____-2019

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE AGENCY AND UNIFIED FIRE SERVICE AREA.

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "Interlocal Act"), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the "CRA Act"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") and Unified Fire Service Area (the "Fire District") are "public agencies" for purposes of the Act; and

WHEREAS, after careful analysis and consideration of relevant information, the Agency desires to enter into an Interlocal Agreement with the Fire District whereby the Fire District would remit to the Agency a portion of the property tax increment generated within the Pole Canyon Community Reinvestment Project Area, (the "Project Area") which would otherwise flow to the Fire District, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS, Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LEGISLATIVE BODY of the Agency as follows:

1. The Interlocal Cooperation Agreement between the Agency and the Fire District, substantially in the form attached hereto as Exhibit A (the "Agreement"), is approved in final form and shall be executed for and on behalf of the Agency by the Chair of the Agency Board.
2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the Agency for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the Agency Secretary, the keeper of records of the Agency.
4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.
5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the legislative body of the Eagle Mountain Redevelopment Agency this ____ day of _____, 2019.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Aaron Sanborn, Executive Director

EXHIBIT A
INTERLOCAL COOPERATION AGREEMENT

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this 7th day of May, 2019, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **UNIFIED FIRE SERVICE AREA**, a political subdivision of the State of Utah (the “Fire District”) in contemplation of the following facts and circumstances:

- A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community reinvest activities pursuant to the Act, including, among other things, assisting Eagle Mountain City (the “City”) in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and
- B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and
- C. **WHEREAS**, the Agency has created or will create the Pole Canyon Community Reinvestment Project Area (the “Project Area”), through the adoption of the Pole Canyon Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “A” attached hereto and incorporated herein by this reference; and
- D. **WHEREAS**, the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a food manufacturing facility. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Act), generated from the Project Area; and
- E. **WHEREAS**, historically, the Project Area has generated a total of \$13,110 per year in property taxes for the various taxing entities, including the City, Utah County (the “County”), Alpine School District (the “School District”), and other taxing entities; and
- F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately \$1,828,212 per year; and
- G. **WHEREAS**, the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and
- H. **WHEREAS**, it is in the best interest of the citizens of the Fire District for the Fire District to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS**, the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit “B”; and

J. **WHEREAS**, the Agency has created the Pole Canyon Community Reinvestment Project Area Budget (the “Project Area Budget”), a copy of which is attached as Exhibit “C”, which Project Area Budget outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The Fire District has determined that significant additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The Fire District has determined that it is in the best interests of its citizens to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2018, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2018 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be \$1,200,000, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)’s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit “A” (the “Property”), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The first year (“Year One”) of payment of Tax Increment from the Fire District to the Agency shall be determined by the Agency but shall be no later than 2023. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty. The Agency may trigger the collection of Tax Increment by timely delivering a letter or other written request to the Utah County Auditor’s office.
6. **Total Payment to Agency.** The County is authorized and instructed to remit to the Agency, beginning with property tax receipts in Year One and continuing through Year Twenty, 60% of the Fire District’s annual Tax Increment generated from the Project Area.
7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collecting agency for the Fire District. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency for the Fire District, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes collected by the County on behalf of the Fire District from the Project Area.
8. **No Independent Duty.** The Fire District shall be responsible to remit to the Agency only Tax Increment received by the County. The Fire District shall have no independent duty to pay any amount to the Agency other than the Tax Increment received by the Fire District on an annual basis from and including Year One through and including Year Twenty.
9. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.
10. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.
11. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to Fire District:
Unified Fire Service Area
Attn: District Board
3380 S. 900 W.
Salt Lake City, UT 84119
Phone: (801) 743-7200

If to Agency:
Eagle Mountain Redevelopment Agency
Attn: Agency Board
1650 E. Stagecoach Run

Eagle Mountain, UT 84005
Phone: (801) 789-6600

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

13. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that

the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

20. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the County shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

22. **Duration.** This Agreement shall terminate after the Year Twenty Tax Increment payment.

23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

25. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.

- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

Fire District: UNIFIED FIRE SERVICE AREA

Attest:

By: _____
Its: Board Chair

Clerk

Approved as to form:

Attorney for Fire District

Agency: EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Attest:

By: _____
Its: Chair

Secretary

Approved as to form:

Attorney for Agency

EXHIBIT “A
to
INTERLOCAL AGREEMENT

Legal Description of Project

PROJECT MOCKINGBIRD 80-ACRE PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT S00°23'57"W 47.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°22'57"E 1843.00 FEET; THENCE S00°23'57"W 1890.95 FEET; THENCE N89°22'57"W 1843.00 FEET; THENCE N00°23'57"E 1890.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,995.55 SQ.FT. OR 80.00 ACRES

To
INTERLOCAL AGREEMENT

Project Area Plan

EXHIBIT “C”
To
INTERLOCAL AGREEMENT
Project Area Budget



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, April 25, 2019

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

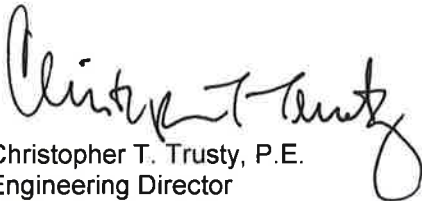
SUBJECT: **Arrival phase "B" plat 1 out of warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds still held by the developer for this subdivision.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,



Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	Professional Services -- Horrocks Engineers		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	\$150,000		
APPLICANT:	Chris Trusty		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE NA	ACREAGE NA	COMMUNITY NA

PUBLIC HEARING:

No

REQUIRED FINDINGS:

NA

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

Staff recommends that the City Council approves the Professional Service Agreement with Horrocks Engineering for utility inspection services.

BACKGROUND:

During the budgeting process, the Engineering department requested additional personnel for inspection services. Because of the fluctuating nature of development, it was suggested that instead of hiring an FTE, the City could contract with a consultant to provide inspection services. By contracting for this service, the City could be more flexible with the amount of time used for inspections. In busier times, the City would have access to 2 or more inspectors if needed, while in slower times, contracted inspections could be scaled back. Funding for this position will be covered through inspection fees charged to developers.

This contract is for inspection services for new subdivisions in the City. Inspection services will be provided for new infrastructure including water, sewer, storm drain, roads, and residential connections. The City solicited bids through Scquest and received bids from Horrocks, PEC, and Epic Engineering. The RFP asked that the proposals include an hourly rate which incorporated all costs including mileage, administration, reporting, and overhead. Staff interviewed the three companies that submitted proposals. The hourly rates for each of the firms are summarized below:

Horrocks:	\$78.50
PEC:	\$90.00
Epic:	\$142.77

Attachments:

[Contract for Services for Horrocks Engineers - Inspection Services](#)

Exhibit A - Standard Terms and Conditions for Services
Exhibit B - Proposal

EAGLE MOUNTAIN CITY CONTRACT FOR SERVICES

1. CONTRACTING PARTIES: This contract is between Eagle Mountain City ("Eagle Mountain") and the following Contractor:

Horrocks Engineers, Inc.
Name
2162 West Grove Parkway Suite 400
Address
Pleasant Grove, Utah 84062
City State Zip

LEGAL STATUS OF
CONTRACTOR

- ☐ Sole Proprietor
☐ Non-Profit Corporation
☐ For-Profit Corporation
☐ Partnership
☐ Government Agency

Contact Person: Brent Ventura Phone #: 801-763-5100 Email: _____
Vendor #: _____

2. GENERAL PURPOSE OF CONTRACT: The general purpose of this contract is to provide: To provide inspection and testing services

3. CONTRACT PERIOD:

Effective Date: _____.

Project Completion Deadline: _____.

Termination Date: Completion of Scope of Work, unless terminated early or extended in accordance with the terms and conditions of this contract.

Renewal options (if any): _____.

4. CONTRACT COSTS: See Cost Schedule in Attachment B.

5. EXHIBIT A: Standard Terms and Conditions for Services
EXHIBIT B: Proposal

Any conflicts between Exhibit A and the other Exhibits will be resolved in favor of Exhibit A.

7. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:
a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.
8. Each signatory below represents that he or she has the requisite authority to enter into this contract.

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

Dated this _____ day of _____, 201_____

EAGLE MOUNTAIN CITY

By: _____

Printed name: _____

Title: _____

ATTEST:

APPROVED AS TO FORM

Fionnuala B. Kofoed, MMC
City Recorder

Jeremy R. Cook, City Attorney

Dated this _____ day of _____, 201____.

HORROCKS ENGINEERS, INC.

By: _____

Printed name: _____

Title: _____

EXHIBIT A

STANDARD TERMS AND CONDITIONS FOR SERVICES

This is for a contract for services (including professional services) meaning the furnishing of labor, time, or effort by a contractor.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
 - a) **“Confidential Information”** means information that is deemed as confidential under applicable state and federal laws, including personal information. Eagle Mountain reserves the right to identify, during and after this Contract, additional reasonable types of categories of information that must be kept confidential under federal and state laws.
 - b) **“Contract”** means the Contract including all referenced attachments and documents incorporated by reference. The term “Contract” may include any purchase orders that result from this Contract.
 - c) **“Contractor”** means the individual or entity delivering the Services identified in this Contract. The term “Contractor” shall include Contractor’s agents, officers, employees, and partners.
 - d) **“Services”** means the furnishing of labor, time, or effort by Contractor pursuant to this Contract. Services include, but are not limited to, all of the deliverable(s) (including supplies, equipment, or commodities) that result from Contractor performing the Services pursuant to this Contract. Services include those professional services identified in Section 63G-6a-103 of the Utah Procurement Code.
 - e) **“Proposal”** means Contractor’s response to Eagle Mountain’s Solicitation.
 - f) **“Solicitation”** means the documents used by Eagle Mountain to obtain Contractor’s Proposal.
 - g) **“Subcontractors”** means subcontractors or subconsultants at any tier that are under the direct or indirect control or responsibility of the Contractor, and includes all independent contractors, agents, employees, authorized resellers, or anyone else for whom the Contractor may be liable at any tier, including a person or entity that is, or will be, providing or performing an essential aspect of this Contract, including Contractor’s manufacturers, distributors, and suppliers.
2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Contractor will comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Contractor shall maintain or supervise the maintenance of all records necessary to properly account for Contractor’s performance and the payments made by Eagle Mountain to Contractor under this Contract. These records shall be retained by Contractor for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Contractor agrees to allow, at no additional cost, Eagle Mountain access to all such records.
5. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT “STATUS VERIFICATION SYSTEM”:**
 1. Contractor certifies as to its own entity, under penalty of perjury, that Contractor has registered and is participating in the Status Verification System to verify the work eligibility status of Contractor’s new employees that are employed in the State of Utah in accordance with applicable immigration laws.
 2. Contractor shall require that each of its Subcontractors certify by affidavit, as to their own entity, under penalty of perjury, that each Subcontractor has registered and is participating in the Status Verification System to verify the work eligibility status of Subcontractor’s new employees that are employed in the State of Utah in accordance with applicable immigration laws.
 3. Contractor’s failure to comply with this section will be considered a material breach of this Contract.
6. **CONFLICT OF INTEREST:** Contractor represents that none of its officers or employees are officers or employees of Eagle Mountain, unless disclosure has been made to Eagle Mountain.
7. **INDEPENDENT CONTRACTOR:** Contractor and Subcontractors, in the performance of this Contract, shall act in an independent capacity and not as officers or employees or agents of Eagle Mountain.

8. **INDEMNITY:** Contractor shall be fully liable for the actions of its agents, employees, officers, partners, and Subcontractors, and shall fully indemnify, and save harmless Eagle Mountain from all claims, losses, suits, actions, damages, and costs arising out of Contractor's performance of this Contract caused by any intentional act or negligence of Contractor, its agents, employees, officers, partners, or Subcontractors, without limitation; provided, however, that the Contractor shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the fault of Eagle Mountain. The parties agree that if there are any limitations of the Contractor's liability, including a limitation of liability clause for anyone for whom the Contractor is responsible, such limitations of liability will not apply to injuries to persons, including death, or to damages to property.
9. **EMPLOYMENT PRACTICES:** Contractor agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Contractor further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Contractor's employees.
10. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract, even if listed elsewhere in this Contract.
11. **DEBARMENT:** Contractor certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Contractor must notify Eagle Mountain within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.
12. **TERMINATION:** Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified expiration date, upon written notice given by the other party. The party in violation will be given ten (10) days after written notification to correct and cease the violations, after which this Contract may be terminated for cause immediately and is subject to the remedies listed below. This Contract may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. Eagle Mountain and the Contractor may terminate this Contract, in whole or in part, at any time, by mutual agreement in writing. On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved Services ordered prior to date of termination.

Contractor shall be compensated for the Services properly performed under this Contract up to the effective date of the notice of termination. Contractor agrees that in the event of such termination for cause or without cause, Contractor's sole remedy and monetary recovery from Eagle Mountain is limited to full payment for all Services properly performed as authorized under this Contract up to the date of termination as well as any reasonable monies owed as a result of Contractor having to terminate other contracts necessarily and appropriately entered into by Contractor pursuant to this Contract. In no event shall Eagle Mountain be liable to the Contractor for compensation for any services neither requested by Eagle Mountain nor satisfactorily performed by the Contractor. In no event shall Eagle Mountain's exercise of its right to terminate this Contract for convenience relieve the Contractor of any liability to Eagle Mountain for any damages or claims arising under this Contract.

13. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to the Contractor, this Contract may be terminated in whole or in part at the sole discretion of Eagle Mountain, if Eagle Mountain reasonably determines that a change in available funds affects Eagle Mountain's ability to pay under this Contract.

If a written notice is delivered under this section, Eagle Mountain will reimburse Contractor for the Services properly ordered until the effective date of said notice. Eagle Mountain will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.

14. **SUSPENSION OF WORK:** Should circumstances arise which would cause Eagle Mountain to suspend Contractor's responsibilities under this Contract, but not terminate this Contract, this will be done by written

notice. Contractor's responsibilities may be reinstated upon advance formal written notice from Eagle Mountain.

15. **SALES TAX EXEMPTION:** The Services under this Contract will be paid for from Eagle Mountain's funds and used in the exercise of Eagle Mountain's essential functions as a municipal entity. Upon request, Eagle Mountain will provide Contractor with its sales tax exemption number. It is Contractor's responsibility to request Eagle Mountain's sales tax exemption number. It also is Contractor's sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.
16. **INSURANCE:** Contractor shall at all times during the term of this Contract, without interruption, carry and maintain commercial general liability insurance from an insurance company authorized to do business in the State of Utah. The limits of this insurance will be no less than one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) aggregate. Contractor also agrees to maintain any other insurance policies required in the Solicitation. Contractor shall provide proof of the general liability insurance policy and other required insurance policies to Eagle Mountain within thirty (30) days of contract award. Contractor must add Eagle Mountain as an additional insured with notice of cancellation. Failure to provide proof of insurance as required will be deemed a material breach of this Contract. Contractor's failure to maintain this insurance requirement for the term of this Contract will be grounds for immediate termination of this Contract.
17. **WORKERS' COMPENSATION INSURANCE:** Contractor shall maintain during the term of this Contract, workers' compensation insurance for all its employees as well as any Subcontractor employees related to this Contract. Workers' compensation insurance shall cover full liability under the workers' compensation laws of the jurisdiction in which the service is performed at the statutory limits required by said jurisdiction. Contractor acknowledges that within thirty (30) days of contract award, Contractor must submit proof of certificate of insurance that meets the above requirements.
18. **PUBLIC INFORMATION:** Contractor agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents and may be available for public and private distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Contractor gives Eagle Mountain express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Contractor also agrees that the Contractor's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. Eagle Mountain is not obligated to inform Contractor of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.
19. **DELIVERY:** All deliveries under this Contract will be F.O.B. destination with all transportation and handling charges paid for by Contractor. Responsibility and liability for loss or damage will remain with Contractor until final inspection and acceptance when responsibility will pass to Eagle Mountain, except as to latent defects or fraud. Contractor shall strictly adhere to the delivery and completion schedules specified in this Contract.
20. **ACCEPTANCE AND REJECTION:** Eagle Mountain shall have thirty (30) days after the performance of the Services to perform an inspection of the Services to determine whether the Services conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Services by Eagle Mountain.

If Contractor delivers nonconforming Services, Eagle Mountain may, at its option and at Contractor's expense: (i) return the Services for a full refund; (ii) require Contractor to promptly correct or reperform the nonconforming Services subject to the terms of this Contract; or (iii) obtain replacement Services from another source, subject to Contractor being responsible for any cover costs.
21. **INVOICING:** Unless otherwise set forth in the Contract, Contractor will submit invoices within thirty (30) days of Contractor's performance of the Services to Eagle Mountain. The contract number shall be listed on all invoices, freight tickets, and correspondence relating to this Contract. The prices paid by Eagle Mountain will be those prices listed in this Contract, unless Contractor offers a prompt payment discount within its Proposal or on its invoice. Eagle Mountain has the right to adjust or return any invoice reflecting incorrect pricing.
22. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Contractor will be remitted by mail or electronic funds transfer. If payment has not been made after sixty (60) days from the date a correct invoice is received by Eagle Mountain, then interest may be added by Contractor as prescribed in the Utah Prompt Payment Act. The acceptance by Contractor of final payment, without a written protest filed with Eagle Mountain within ten (10) business days of receipt of final payment, shall release Eagle Mountain from all claims and all liability to the Contractor. Eagle Mountain's payment for the Services shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that Eagle Mountain may

have against Contractor. Eagle Mountain will not allow the Contractor to charge end users electronic payment fees of any kind.

23. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. For all Services, time is of the essence. Contractor shall be liable for all reasonable damages to Eagle Mountain, and anyone for whom Eagle Mountain may be liable as a result of Contractor's failure to timely perform the Services required under this Contract.
24. **CHANGES IN SCOPE:** Any changes in the scope of the Services to be performed under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services.
25. **PERFORMANCE EVALUATION:** Eagle Mountain may conduct a performance evaluation of Contractor's Services, including Contractor's Subcontractors. Results of any evaluation may be made available to Contractor upon request.
26. **STANDARD OF CARE:** The Services of Contractor and its Subcontractors shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Contractor shall be liable to Eagle Mountain for claims, liabilities, additional burdens, penalties, damages, or third party claims (e.g., another Contractor's claim against Eagle Mountain), to the extent caused by the Contractor's wrongful acts, errors, or omissions that do not meet this standard of care.
27. **REVIEWS:** Eagle Mountain reserves the right to perform plan checks, plan reviews, other reviews, and/or comment upon the Services of Contractor. Such reviews do not waive the requirement of Contractor to meet all of the terms and conditions of this Contract.
28. **ASSIGNMENT:** Contractor may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of Eagle Mountain.
29. **REMEDIES:** Any of the following events will constitute cause for Eagle Mountain to declare Contractor in default of this Contract: (i) Contractor's non-performance of its contractual requirements and obligations under this Contract; or (ii) Contractor's material breach of any term or condition of this Contract. Eagle Mountain may issue a written notice of default providing a ten (10) day period in which Contractor will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Contractor's liability for damages. If the default remains after Contractor has been provided the opportunity to cure, Eagle Mountain may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Contractor from receiving future contracts from Eagle Mountain; or (v) demand a full refund of any payment that Eagle Mountain has made to Contractor under this Contract for Services that do not conform to this Contract.
30. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, act of God, and/or war which is beyond that party's reasonable control. Eagle Mountain may terminate this Contract after determining such delay will prevent successful performance of this Contract.
31. **CONFIDENTIALITY:** If Confidential Information is disclosed to Contractor, Contractor shall: (i) advise its agents, officers, employees, partners, and Subcontractors of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Contractor will promptly notify Eagle Mountain of any potential or actual misuse or misappropriation of Confidential Information.

Contractor shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Contractor shall indemnify and hold harmless Eagle Mountain, including anyone for whom Eagle Mountain is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Contractor or anyone for whom the Contractor is liable.

Upon termination or expiration of this Contract, Contractor will return all copies of Confidential Information to Eagle Mountain or certify, in writing, that the Confidential Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.

32. **PUBLICITY:** Contractor shall submit to Eagle Mountain for written approval all advertising and publicity matters relating to this Contract. It is within Eagle Mountain's sole discretion whether to provide approval, which must be done in writing.
33. **OWNERSHIP IN INTELLECTUAL PROPERTY:** Eagle Mountain and Contractor agree that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing.
34. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.
35. **ATTORNEY'S FEES:** In the event of any judicial action to enforce rights under this Contract, the prevailing party shall be entitled its costs and expenses, including reasonable attorney's fees incurred in connection with such action.
36. **PROCUREMENT ETHICS:** Contractor understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to Eagle Mountain is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise thereof to any person acting as a procurement officer on behalf of Eagle Mountain, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.
37. **DISPUTE RESOLUTION:** Prior to either party filing a judicial proceeding, the parties agree to participate in the mediation of any dispute. Eagle Mountain, after consultation with the Contractor, may appoint an expert or panel of experts to assist in the resolution of a dispute. If Eagle Mountain appoints such an expert or panel, Contractor agree to cooperate in good faith in providing information and documents to the expert or panel in an effort to resolve the dispute.
38. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) the Contract; (iii) additional terms and conditions, if any; (iv) any other attachment listed on the Contract; and (v) Contractor's terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Contractor or limit the rights of Eagle Mountain must be in writing, attached to this Contract, and initialed by Eagle Mountain, or it is rendered null and void.
39. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice Eagle Mountain's right to enforce this Contract with respect to any default or defect in the Services that has not been cured.
40. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
41. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

Proposal for

Eagle Mountain

Inspection Services



April 18, 2019

Chris Trusty, PE
City Engineer
2545 North Pony Express Parkway
Eagle Mountain, UT 84005

Eagle Mountain Inspection Services

Dear Chris and Selection Committee:

Horrocks is pleased to submit the following proposal to provide inspection and testing services for Eagle Mountain City. We are excited about the opportunity to work closely with City staff to ensure that new developments and capital projects are constructed with high-quality infrastructure. This proposal provides our firm's understanding of the City's needs, identifies our proposed team, and outlines our qualifications and ability to meet those needs.

We see many benefits to an Eagle Mountain City-Horrocks partnership for inspections services. Horrocks provides the City with a unique level of synergy and collaboration because of our:

- Long standing working relationship with Eagle Mountain on many projects
- Familiarity with and work on inspection integration into GIS
- Unequaled expertise and support of APWA standards and specifications
- Large staff of engineers and inspectors with multiple levels of experience
- Participation and accreditation in the AASHTO materials accreditation program
- Local presence and ability to perform all of the work from our office in Pleasant Grove, Utah
- Ability to increase or reduce staff as necessary to meet the City's needs
- Streamlined inspection services that could save the City time and money on quality assurance

We appreciate this opportunity to submit our qualifications. We are prepared to begin immediately. If you have any questions or would like any additional information to assist you in your selection process, please do not hesitate to contact me at 801-763-5168 or brentv@horrocks.com.

Sincerely,
Horrocks, INC.



Brent R. Ventura, PE
Principal

Eagle Mountain Inspection Services

Firm Overview

Name: Horrocks Engineers, Inc.

Address: Horrocks is headquartered at 2162 West Grove Parkway, Suite 400, Pleasant Grove, Utah 84062. Our headquarters office in Pleasant Grove will be performing the work. We also have 14 other offices to service our diverse list of clients:



- Heber, UT
- Ogden, UT
- St. George, UT
- Phoenix, AZ
- Tucson, AZ
- Meridian, ID
- Idaho Falls, ID
- Twin Falls, ID
- Las Vegas, NV
- Reno, NV
- Albuquerque, NM
- San Diego, CA
- Spokane, WA
- Denver, CO

We have licensed engineers in most western states.

NUMBERS

51 years

Age of Horrocks

8.15 %

Turnover Rate

323 employees

Average Number of Employees
over the Past Five Years

507 employees

Company-Wide

300 employees

In Pleasant Grove Headquarters
Office

OVERVIEW

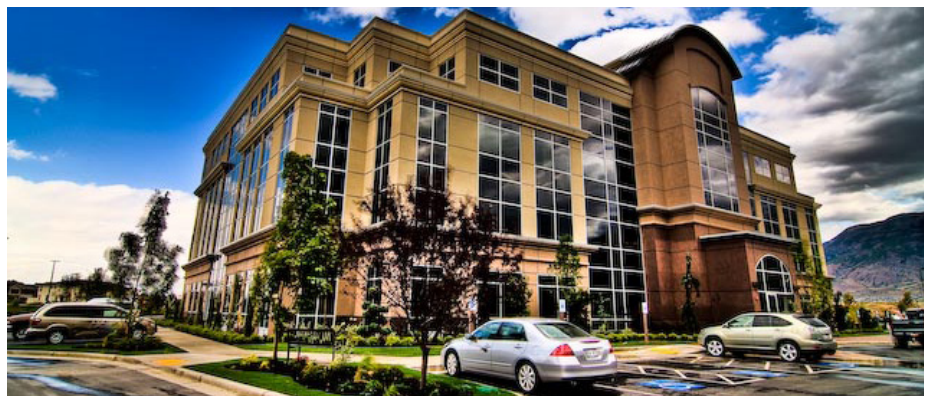
Incorporated in Utah in 1972 and in operation since 1968, Horrocks has a long history and reputation as an innovative civil engineering firm.

Our staff of seasoned inspectors, engineers, surveyors, drafters, technicians, environmental scientists, and public involvement specialists has the technical expertise and management savvy to handle projects of varying size, scope, and complexity.

At Horrocks, we make a point to match the needs of each client and project with the appropriate team of professionals. Most importantly, we focus on providing individual client support and quality control for each and every job.

Horrocks provides a full spectrum of civil engineering, planning, and design services which include:

- Strategic Planning & Feasibility Studies
- Transportation & Traffic
- Structures
- Environmental
- Municipal and City Planning
- Water Resources, Wastewater & Sewer
- Utility Coordination Services
- Subsurface Utility Engineering
- Geographic Information Systems
- Hydraulics and Hydrology
- Survey and Right-of-Way
- Public Involvement
- Inspection, Materials Testing, & CM
- Site Planning & Land Development
- Fiber Optic/Communication Design & Testing



Horrocks' Pleasant Grove Office

Introduction

For decades, Horrocks has been providing municipalities along the Wasatch Front quality inspection services. We maintain on-call contracts to provide supplemental inspections as well as inspecting many of the projects that we design. As a result, our resume for inspections includes many years of subdivision and capital project inspections. The following proposal includes our understanding of Eagle Mountain's needs, our experience with inspections, our proposed team and other relevant information to assist the City in evaluating our qualifications.

Our team is well versed in using technology in the field. Our inspectors use a variety of devices in the field to record relevant information. Horrocks has worked with various cities to upgrade their GIS systems and GIS/Survey integration over the past several years, and we are excited to offer that capability to Eagle Mountain as well.

Our inspectors use laptops and tablets to record data and in some communities connect directly to GIS servers from the field. We understand the importance of documenting the data digitally in the field, as it saves time through the rest of the process and ensures data integrity. Our inspectors will utilize the City's preferred technology and latest forms, whether they be electronic or paper. If the City desires, our GIS staff can quickly and easily assist the City in creating new GIS-based forms, and their integration into the City's GIS. As forms are submitted, they will immediately be made available to City staff.

Streamlined Inspection

We recognize that materials testing is required from each contractor. However, our inspectors are capable of performing quality assurance testing should the need arise. This allows an inspector, already present within City boundaries, to very quickly and efficiently be on site to perform testing. It eliminates the need to dispatch a different staff member to perform the testing, and saves time and money by minimizing travel time and expense to perform an additional service.



Proposed Inspection Team

Horrocks has an excellent group of municipal construction inspectors and project engineers. We have many highly qualified staff members that can be assigned to fill a need on short notice. Following is a short biography of each of our potential team members. We have included full resumes for each of these key team members in the Appendix.

This project will be managed in Horrocks' Pleasant Grove office directly by Brent Ventura, who will provide team assignments, manage budgets, ensure that accounting is performed properly, advise the Horrocks team, and ensure proper implementation of APWA standards and survey equipment as needed. Our relationship with Eagle Mountain City is important to us, and we want to ensure that City staff feels like they are our only client and our number one priority.

Horrocks can supply a number of different inspectors with varying amounts of experience to handle simple or more complex subdivisions. We have proposed a primary inspector, Rob Talbot, and a second inspector, Rod Monk. We also have additional inspectors that allow us flexibility in assignment and billing rates. We have included Landen Schmidt's resume to illustrate some support staff that is available as well.

BRENT VENTURA, PE Project Manager

Brent is a principal at Horrocks. His role on this project will consist of overseeing all phases of work on each project assigned. He will provide the inspectors with direction and leadership. He has 23 years of engineering experience, with a background in surveying and construction prior to his engineering experience. Brent has spent many years serving as the City Engineer for Bluffdale City and the Engineer of Contract for American Fork City where he reviewed subdivisions, administered bonds, ensured compliance with City standards (APWA and supplemental), and provided regular coordination. Brent served in a leadership role for the Central Utah Branch of APWA for seven years, most recently serving as the President. In addition to his subdivision inspection experience, he has a multitude of experience with design and construction management on municipal projects such as the Eagle Mountain Roads and Open Space Project and Pony Express Widening, multiple Eagle Mountain capital facilities plans and impact fee studies, Bluffdale Water Supply Project (3 MG tank, 2,400 gpm pump station, and 21,000 LF of pipe), the UDC Water Reuse Project (2 MG tank, water treatment facility, and 28,000

LF of pipe), the Ogden Canyon Pipeline (24,000 LF of pipe), the Spanish Fork Sterling Hollow 5 MG Tank, and the LDS Camp Sewer Treatment Plant (0.15 MGD). Brent will provide senior leadership and experience in subdivision construction oversight and inspection, intimate familiarity with the implementation of APWA specifications, and excellent coordination skills with both City staff and developers and their agents as needed.

ROB TALBOT Primary Inspector

Rob has worked for Horrocks as an inspector in our construction management group for the past two years, and has 15 years of experience in inspections, materials testing, and documentation. He is familiar with UDOT design requirements, Master Works, Design-Build, and he is proficient with ACI 318-14, ASTM, AASHTO and IBC structural design codes. Some of Rob's recent projects include SR-68; I-215 to Center Street for UDOT in Davis County, Bangerter 4 Interchanges for UDOT in Salt Lake County, and Alpine City Pressure Irrigation Meters in Alpine where he has performed inspections.

ROD MONK Inspector

Rod has worked as an inspector in our construction management group for the past two years, and has more than 40 years experience in the construction industry as a general contractor, project superintendent, welder, and inspector. He has provided inspections on several municipal projects including the Provo Westside Sewer Outfall, 900 South Utility Improvement project for Pleasant Grove City, and Utah Valley Drive Reconstruction for American Fork City.

LANDEN SCHMIDT Inspector

Landen has also worked as a Horrocks Inspector for the past two years, and is familiar with soil, aggregate, asphalt and concrete inspection and testing; including proctors, gradations, all HMA production, and concrete core strength to ensure city and state specifications are met. His experience also includes inspection and testing of rebar and tie downs; and construction of manholes, inlets, water meter boxes, and storm drain pipe. He keeps daily records and reports on progress, material usage and stockpiles, and any inspection and testing outcome results.

Equipment to be Used



Our inspectors will be equipped with a minimum of the following tools:

- Trimble Geoexplorer 6000 VRS Rover (GeoXR handheld)*
- Nuclear gauge and material sampling equipment
- Air meter, wheelbarrow, and other concrete testing equipment
- PPE
- Truck
- Tablet and/or laptop
- Survey equipment including rod and collector
- Cell phone
- Camera
- Tape measure
- Wheel
- Smart level

Management Philosophy for Subdivision Construction

We have performed subdivision inspections for dozens of communities over the past 50 years. Our shared experiences have helped us to solidify our management philosophy. We have found each subdivision and project to be very unique with individual challenges. We treat them individually, but apply the following general concepts to each one:

1. Hold a Preconstruction Meeting

Establishing a good relationship with the developer and contractor is critical to maintaining open communication. We always hold a preconstruction meeting to identify lines of communication, exchange contact information, identify City expectations and requirements, and introduce personnel. Some of the expectations identified include:

- | | |
|----------------------------------|--------------------------|
| • Materials Testing Requirements | • Emergency Procedures |
| • Bond Reduction Procedures | • Storm Water Protection |
| • Public Relations Issues | • Traffic Control |
| • Safety | • Required City Permits |
| | • Rights of Way |

At this point it is also a good idea to identify any outstanding development issues and discuss any potential challenges.



2. Inspect

We practice active rather than passive inspections. Our inspectors are on site regularly, as well as for scheduled placements, milestones, and special inspections. Our inspectors get to know construction personnel to create a relationship of trust and to gauge the level of their attention to detail. We try to learn each builder's methods and preferences for their jobs and inspect accordingly.

3. Review Test Results

We request that testing agencies provide our inspectors with field data within 48 hours of performing the tests. We realize that the agencies provide a typed, cumulative monthly report, but we find it much easier to resolve problems when we can review results immediately. Furthermore, it can save conflict and costly reconstructions by avoiding finding failed test results 30 days after they have occurred.



4. Communicate

There are many levels of communication that must occur for subdivision inspections to succeed. The designated weekly meeting facilitates communication between all parties. However, there is daily communication that must occur between the inspector and the contractor, as well as regular communication between the inspector and the project engineer. Furthermore, the inspector must communicate clearly with the materials testing agency and City staff, as required. One of the most critical lines of communication is that between the project engineer and City staff. Eagle Mountain City is selecting an inspection firm to relieve its staff of some of its burdens. We want to ensure we communicate enough to provide comfort that the job is being performed well and to a level that Eagle Mountain needs, but at the same time not burden staff with unnecessary questions and coordination. Our goal is to relieve some of the pressures on City staff and help the City run smoothly.

5. Daily Reports

Our inspectors are trained to keep excellent notes. Bookkeeping is essential to ensuring proper infrastructure construction, and for billing purposes as well. Keeping sound daily reports has helped us answer many questions while avoiding conflict with developers.

6. Recommend Solutions

Nearly every construction project has its challenges. Our inspectors and engineers are trained to seek solutions with the contractor instead of simply informing the contractor that they

must solve the problem. Often a solution can be found that is beneficial to the City if we participate in rethinking initial designs.

7. Perform a Walk Through

Upon completion of all bonded infrastructure, at a minimum, we will perform a walk through with the project engineer, the inspector, and the contractor. We will also coordinate to include City staff and the developer. After the walk through, we will prepare an official punchlist and email it to all concerned parties.

8. Perform a Final Walk Through

Upon completion of the punchlist, we will perform a final walk through to verify completion of each and every item. If each item has been completed to the satisfaction of the standards and specifications, a letter recommending preliminary acceptance will be sent to the City.

9. Track Warranty

The warranty period will begin as established by Eagle Mountain City ordinance. We will keep a spreadsheet of warranties and notify the City and developer 30 days prior to the expiration of the warranty so that a final walk through can be performed.

10. Release Warranty

We will organize another walk through with the necessary parties and inspect the subdivision for warranty failures. We will create a punchlist if any items are found that require a correction under the warranty. Upon satisfactory completion of all items on the punchlist, we will send a letter to the City recommending final acceptance of the subdivision infrastructure and complete release of the warranty bond and other monies held in relation to the subdivision.



Management Structure

This project will be managed in the Horrocks Pleasant Grove office directly by Brent Ventura. He will provide team assignments, manage budgets, ensure that accounting is performed properly, advise field personnel and ensure proper implementation of APWA, and survey equipment as needed. As a Principal at Horrocks, he

will represent the City's interests at the highest level internally. Our relationship with Eagle Mountain City is important to us. We want to ensure that our resources are utilized properly to meet the City's goals and to free up City staff for other important tasks.

Inspector Training

At Horrocks, we employ professionals in many facets of civil engineering. We ensure that our engineers, utility locators, inspectors, and technicians are properly trained and certified. We encourage them to participate in professional organizations and maintain continuing education even where it is not required by the State.

We will ensure that each inspector who performs work on this contract is properly trained in the use of GPS and carries a unit in their vehicle at all times. We have the advantage of having full-service inspection, locating, and GIS departments that can train inspectors and provide support, as needed.

Billing Structure

Our billing rates for this contract will be as follows:

Employee	Hourly Billing Rate	Mileage Rate*	Total
Rob Talbot	\$74.2	\$4.3	\$78.50
Rod Monk	\$91.2	\$4.3	\$95.50
Landen Schmidt	\$59.7	4.3	\$64.00

*Based on 60 miles per day. Number may need to be revisited if we find inspectors traveling excessively more miles on a daily basis.

Conclusion

Thank you for taking the time to review our qualifications. We feel we provide excellent experience, qualifications, and team members who meet the precise needs of Eagle Mountain City. We have enjoyed our relationship with Eagle Mountain and look forward to working more closely with your engineering and inspection staff in this manner. Please let us know if there is any other information that we can provide to assist in your selection process.

Resumes for

Eagle Mountain

Inspection Services



INDIVIDUAL EXPERIENCE

BRENT VENTURA, PE Project Manager



Education:
*B.S. Civil Engineering,
Brigham Young University*

*M.S. Engineering
Management, Brigham
Young University*

**Professional
Certifications:**
Utah PE No. 27047

Brent is a principal at Horrocks. His role on this project will consist of overseeing all phases of work on each project assigned. He will provide the inspectors with direction and leadership. He has 23 years of engineering experience, with a background in surveying and construction prior to his engineering experience. Brent has spent many years serving as the City Engineer for Bluffdale City and the Engineer of Contract for American Fork City where he reviewed subdivisions, administered bonds, ensured compliance with City standards (APWA and supplemental), and provided regular coordination. Brent served in a leadership role for the Central Utah Branch of APWA for seven years, most recently serving as the President. In addition to his subdivision inspection experience, he has a multitude of experience with design and construction management on municipal projects such as the Eagle Mountain Roads and Open Space Project and Pony Express Widening, multiple Eagle Mountain capital facilities plans and impact fee studies, Bluffdale Water Supply Project (3 MG tank, 2,400 gpm pump station, and 21,000 LF of pipe), the UDC Water Reuse Project (2 MG tank, water treatment facility, and 28,000 LF of pipe), the Ogden Canyon Pipeline (24,000 LF of pipe), the Spanish Fork Sterling Hollow 5 MG Tank, and the LDS Camp Sewer Treatment Plant (0.15 MGD). Brent will provide senior leadership and experience in subdivision construction oversight and inspection, intimate familiarity with the implementation of APWA specifications, and excellent coordination skills with both City staff and developers and their agents as needed.

General Experience

- Bluffdale Engineer of Record (select projects, inspections and select public meetings), 2010-2012
- Bluffdale City Engineer (all projects, reviews, inspections, public meetings, etc), 2006-2010
- Bluffdale City Inspections and Reviews, 2005
- American Fork Engineer of Record (select project, select inspections and reviews), 1999-2004

Water Resources Experience

- Santaquin Storm Drain Master Plan, Santaquin, UT
- Mt Nebo Water Supply Study, Phase I, Southern Utah County, UT
- Bluffdale 2016 Water Improvements Project, Bluffdale, UT
- 3500 South Water Line Replacement (16A), Salt Lake County, UT
- Well 1 to Well 12 Pipeline Project (15H), Salt Lake County, UT
- Chesterfield Lift Station Force Main, Salt Lake County, UT
- Clearfield City Drinking Water Source Protection Plans, Clearfield, UT
- Bluffdale Redundant Water Source Project (2,000 gpm pump station, 7,500 LF of 10- to 16-inch pipe), Bluffdale, UT
- Midvalley Improvement District Sewer Line Replacement Project, Salt Lake County, UT
- UDC Water Re-use Project (2 MG tank, treatment facility, 27,500 LF of 10" to 18" pipe, Level II ADR), Bluffdale, UT

- SR-252 Utilities (Water/Sewer), Logan UT
- Mountain Valley Water 10" Water Line Project (3,900 LF of 8"-10" pipe), Bluffdale, UT
- Patriot Hill Water System Study (pressure issues study), Hill Air Force Base, UT
- Bluffdale Water Supply Project (3 MG tank, 3,400 gpm pump station, 24,000 LF of 8"-16" pipe), Bluffdale, UT
- Ogden Canyon Water Line Rehabilitation Project (20,000 LF of 24" pipe), Ogden, UT
- Redwood Road Trunkline, Bluffdale, UT
- Spanish Valley Water Supply Study (water rights and volumes study), Moab, UT
- Water Master Plan and Conveyance Study, Eagle Mountain, UT
- Dry Creek at SR-92 Lift Station (1,000 gpm lift station), Highland, UT
- 1500 South Sewer Metering Station, American Fork, UT
- 1100 East Sewer Line, American Fork, UT
- Hooper Draw 52" Storm Drain (1,600 LF of 52" pipe rehabilitation), Davis County, UT
- 2600 South Storm Drain Rehabilitation Project (1,500 LF of 48" pipe and sediment basin), Davis County, UT
- 200 South Sediment Basin, Davis County, UT
- I-15 to Main Street Water Line, American Fork, UT
- Spanish Fork Sterling Hollow 5MG Tank, Spanish Fork, UT
- American Fork City Water Rights, American Fork, UT
- Payson Eastside Sewer Outfall Line (31,000 LF of 12"-27" pipe), Payson, UT
- LDS Heber Valley Camp Wastewater Treatment Plant (0.15 MGD plant and disposal system), Heber, UT

Transportation Experience

- Pony Express Widening, Eagle Mountain, UT
- Roads and Open Space, Eagle Mountain, UT
- Academy Parkway, Herriman, UT
- River Trail Alignment Study – Phase 2, Spanish Fork, UT
- 3200 West Road Improvements, Herriman, UT
- 570 West Corridor Preservation Project, American Fork, UT
- Main Street Traffic Study, Payson, UT
- Spanish Fork River Parkway Trail, Spanish Fork, UT
- 13800 South Road Widening Project, Bluffdale, UT
- River View Drive Reconstruction Project, Bluffdale, UT
- Art Dye Parking Lot Improvements, American Fork, UT
- Park (Parking Lot) Improvements, American Fork, UT
- Inspections and Reviews, Bluffdale, UT
- Main Street Widening Project, Herriman, UT
- Art Dye Trail, American Fork, UT
- Bangerter Parkway Extension, Draper, UT
- Van Winkle Express Way Safety Improvement Project, Murray, UT
- 100 East Improvements Concept Report, American Fork, UT
- 860 East Corridor Preservation Project, American Fork, UT
- 900 West Corridor Preservation Project, American Fork, UT
- 150 West Roadway Improvements, American Fork, UT
- I-15 at Main Street Park and Ride, American Fork, UT
- Olympus Park and Ride Lot, Mount Olympus, UT
- Honey Berry Court Parking Lot Design, Draper, UT
- Road Improvements, Pleasant Grove, UT
- Railroad Crossing Upgrade Project, Utah County, UT

Planning Experience

- Public Safety Impact Fee Update, Payson, UT
- Parks and Recreation Impact Fee Update, Payson, UT
- Utah State Risk Management Mapping, UT
- Storm Water Management Plan, Bluffdale, UT
- Storm Water Master Plan, Bluffdale, UT
- Impact Fee Update, Bluffdale, UT
- Transportation Impact Fee Facilities Plan, Eagle Mountain, UT
- Water Impact Fee Update, Payson, UT
- Transportation Master Plan and Impact Fee Plan, Salem, UT
- City Engineering, Bluffdale, UT
- Southwest Area Specific Plan, Payson, UT
- Impact Fee Facilities Plan and Analysis, Hurricane, UT
- 2014 Clearfield City Impact Fee Facilities Plan and Analysis, Clearfield, UT
- Holly Frontier Natural Gas Pipe Line Preliminary Design and Alignment Study, North Salt Lake and Bountiful, UT
- Sewer Capital Facilities Plan Update, Eagle Mountain, UT
- Water Impact Fee Facilities Plan and Analysis, Woodland Hills, UT
- Capital Facilities Plans and Impact Fee Analysis, Payson, UT
- Secondary Water System Feasibility Study, Bluffdale, UT
- Grand County Impact Fee Facilities Plan and Analysis, Grand County, UT
- Moab Water and Sewer Impact Fee Facilities Plan, Moab, UT
- Bluffdale Impact Fee Facilities Plan and Analysis, Bluffdale, UT
- Salem City Secondary Water Impact Fee Update, Salem, UT
- Main Street Safety Study, Payson, UT
- Capital Facilities Plan, Enoch, UT
- Capital Facilities Plan, Eagle Mountain, UT
- Transportation/Public Safety/Parks and Rec Capital Facilities Plan and Impact Fee Update, Salem, UT
- Water Master Plan, Eagle Mountain, UT

INDIVIDUAL EXPERIENCE

ROB TALBOT

Primary Inspector



Rob has worked for Horrocks as an inspector in our construction management group for the past two years, and has 15 years of experience in inspections, materials testing, and documentation. He is familiar with UDOT design requirements, Master Works, Design-Build, and he is proficient with ACI 318-14, ASTM, AASHTO and IBC structural design codes. Some of Rob's recent projects include SR-68; I-215 to Center Street for UDOT in Davis County, Bangerter 4 Interchanges for UDOT in Salt Lake County, and Alpine City Pressure Irrigation Meters in Alpine where he has performed inspections.

Experience

- I-15; SR-232 to I-84, UDOT, UT
- SR-68; I-215 to Center Street, UDOT, UT
- Vineyard Subdivision, Vineyard, UT
- American Fork Canyon Waterline, American Fork, UT
- West Davis Highway Program Management, HDR Engineering, UT
- American Fork 36" Water Line, American Fork City, UT
- Porter Rockwell Bridge, UDOT, UT Layton Hills Crossing, Layton, UT
- US-89; Farmington to I-84, Oak Hill Constructors, UT
- Alpine Highway to North County Boulevard Connector Road, UDOT, UT
- Prospector Avenue Materials Testing, Park City, UT
- Pressure Irrigation Meter, Alpine City Corporation, UT
- Bangerter 4 Interchanges, UDOT Region 2, UT
- I-15 Layton Crossing, Davis County, UT
- Lehi Main and State Street Intersection Area, UDOT, UT
- SR-111; SR-201 to 3500 South, UDOT, UT
- 1900 East Phase II: 300 N to 600 N, Price City, UT
- Nephi City Main Street Lighting Replacement, Nephi City, UT
- I-15; SB 12300 South to SR-201, UDOT, UT

Education:

Adult Education G.E.D.

Professional

Certifications:

Nuclear Testing

HAZMAT

ACI Concrete Testing

Partnering I, II

ADA Pedestrian

SRDTT

IQP Crash Cushion

TCM

ICC Special Inspector

General Requirements

INDIVIDUAL EXPERIENCE

ROD MONK

Inspector



Rod has worked as an inspector in our construction management group for the past two years, and has more than 40 years experience in the construction industry as a general contractor, project superintendent, welder, and inspector. He has provided inspections on several municipal projects including the Provo Westside Sewer Outfall, 900 South Utility Improvement project for Pleasant Grove City, and Utah Valley Drive Reconstruction for American Fork City.

Experience

- Provo Westside Sewer Outfall, Utah County, UT
- Region 2 - Culvert Condition Inventory, Salt Lake, Tooele, and Summit Counties, UT
- Pleasant Grove General Engineering 2017-2018, Utah County, UT
- Pleasant Grove General Engineering 2015-2016, Utah County, UT
- American Fork Upper East Tank Rehab, Utah , UT
- Utah Valley Drive Reconstruct, Utah County, UT
- Tibble Fork Dam Reconstruction Project, Utah County, UT
- LCC Avalanche Device Installation Inspection, UDOT Region 2, Salt Lake County, UT

Education:

*CRT Welding
Salt Lake Community
College*

Professional Certifications:

*Utah and Washington State
Welding Certificates*

*WAQTC# 163066 -
Sampling Reduction &
Density (SRDTT)*

*WAQTC# 163066 -
Concrete (CTT)*

INDIVIDUAL EXPERIENCE

LANDEN SCHMIDT

Inspector



Education:
High School Diploma

**Professional
Certifications:**
*WAQTC# 163065 -
Sampling Reduction &
Density (SRDTT)
WAQTC# 163065 -
Concrete (CTT)*

Landen has also worked as a Horrocks Inspector for the past two years, and is familiar with soil, aggregate, asphalt and concrete inspection and testing; including proctors, gradations, all HMA production, and concrete core strength to ensure city and state specifications are met. His experience also includes inspection and testing of rebar and tie downs; and construction of manholes, inlets, water meter boxes, and storm drain pipe. He keeps daily records and reports on progress, material usage and stockpiles, and any inspection and testing outcome results.

Experience

- US 6, US 50, US 93, Downtown Ely, NDOT, NV
- Pressure Irrigation Meter, Alpine City, UT
- Tibble Fork Dam Reconstruction Project, RB&G Engineering, UT
- 2015 General Engineering, Pleasant Grove City, UT
- 2017 General Engineering, Pleasant Grove City, UT
- I-15; SB 12300 South to SR-201 PM, UDOT, UT
- CEC General Engineering Services, CEC. Civil Engineering Consultants, UT
- Lehi Main & State St. Intersection Area, UDOT, UT
- Layton I-15 Crossing - CM, UDOT, UT
- SR-111; SR-201 to 3500 South, UDOT, UT
- SR-37; 5100 West to SR-108, UDOT, UT
- Bangerter 4 Interchanges, UDOT, UT
- Materials Testing and Inspections, Hales Sand and Gravel, UT
- Materials Testing and Inspections, Arrow Landscaping, UT
- Bluffdale City Materials Testing and Inspection, Bluffdale City, UT
- 5600 W; 7800 S to 8600 S, AECOM Technical Services, Inc., UT
- Culvert Condition Inventory, UDOT Region 2, UT
- West Davis Highway Program Management, HDR Engineering, Inc., UT



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

April 16, 2019, 4:00 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Stephanie Gricius, Donna Burnham and Melissa Clark. Councilmember Benjamin Reaves was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Aaron Sanborn, Economic Development Director; Steve Mumford, Community Development Director; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Brad Hickman, Parks and Recreation Director; David Mortensen, Treasurer/Assistant Finance Director; Linda Peterson, Communications Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Facilities/Operations Director; Dawn Hancock, Special Events Manager; Suzie McCorristin, Special Events Assistant; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. PRESENTATION - Eagle Mountain City Branding

Management Analyst Evan Berrett explained branding challenges for Eagle Mountain City and why this item was brought to the Council at this time. Cities and municipalities use places and things for branding, which Eagle Mountain City lacks. People and ideas are also used in branding packages, but the City's population is diverse and constantly evolving with many differing interests, likes, and dislikes. Since the current logo was created ten years ago, the City has changed greatly. The population has more than doubled, the gas and electric utilities have been sold, and the City has seen major economic development growth. Items with the current logo require replacement; therefore, now is an appropriate time to consider rebranding.

Mr. Berrett detailed flaws in the current logo and explained the process thus far in creating a new design. The intent of the new logo is to be adaptable for multiple medias, to be bold and recognizable, and to provide additional meaning. The proposed logo of layered eagles and stars offers symbolism, is versatile, and is unique. He asked if the Council is supportive of a new logo at this time.

Mayor Westmoreland explained most cities update and modernize logos every five to seven years. As the City will be installing wayfinding signage soon, now is an appropriate time to update branding. He said the design process focused on the logo, versus an updated tagline, as the branding needs a center starting point.

Councilmember Curtis said the proposed logo is reminiscent of militia designs and the stars are similar to the Subaru logo. He would prefer a design that captures the open space feel of the City. He said he is not largely supportive of a new logo design, and stated he is more in favor of refreshing the current design.

Councilmember Gricius agreed that a refresh of the current logo is a more favorable option but would be supportive of changing the design if a proposed logo is far superior to the existing one.

Councilmember Clark stated it would be helpful for the Council to see previous versions of the logo in order to help understand the process staff and the design company used to come to the proposed design. She agreed that the brand does not necessarily need a complete overhaul, and the logo can be updated. She expressed appreciation for the work that went into the design thus far.

Councilmember Burnham said she is not opposed to a new logo, but stated she disagrees with Mr. Barrett's description of the current logo's flaws. She feels the proposed design is common and has a look similar to military and political logos; the stars are reminiscent of Eastern European designs. She stated she likes the layered look. She expressed that the design, either a refreshed version of the current logo or a complete redesign, needs to be implemented soon if it is going to be changed.

1.B. PRESENTATION - 2019-2020 Preliminary Budget

Treasurer/Assistant Finance Director David Mortensen presented the preliminary fiscal year 2019-2020 budget. The budget expenditure breakdown by fund type is as follows: 39% Enterprise Fund, 37% General Fund, 17% Capital Projects Fund, 6% Impact Fee Fund, and 1% Debt Service Fund. The General Fund has a slight increase from the FY 2019 budget, which is to be expected as the City grows. The Capital Project Fund, Impact Fee Fund, and Enterprise Fund differences are slightly skewed due to Facebook projects and the Mountainland Association of Governments road widening project.

The total projected revenue for FY 2020 is approximately \$14.2 million. Approximately half of the revenue comes from property and sales and use taxes; 25% from Planning, Building, and Engineering fees; 10% from the State's B&C road funds; 8% from interfund transfers; 5% from miscellaneous revenues; and 1% each from sports and recreation fees and fines and forfeitures.

Mr. Mortensen explained the General Fund expenditures and said the largest expenses are from Public Safety, Streets, and Parks. The breakdown of the types of expenditures is as follows: 55% from materials, supplies, and service; 39% from personnel services; 4% from interfund transfers; and 3% from capital projects.

Mr. Mortensen said the proposed expenditures are just over \$14 million, leaving \$181,440 to be added to the fund balance reserve account, or rainy day fund. This is needed to maintain a 25% fund balance reserve.

Mr. Mortensen presented the per capita cost of the City's government. This is determined using the population as of January 1 and the fiscal year budget which runs from July to June. The FY 2019 per capita cost is \$343.26; the estimated FY 2020 per capita cost is \$342.70. The City estimates a population increase of 8% and proposes an 8% increase in FY 2020 expenditures. The proposed budget includes a 4% increase in the General Fund full-time equivalent (FTE) expenses.

Mr. Mortensen explained changes in the General Fund budget from the tentative version presented to the Council in March. These changes are a result of factoring in the final amount of the Utah County Sheriff's Office contract, a reduced expense for the Special Events Department stage wrap, correcting a formula error in the Engineering budget spreadsheet, and removing a line item from the Planning Department budget that was mistakenly entered twice. A change to Utility Billing personnel affected the Enterprise Fund budget.

The proposed FY 2020 budget includes an FTE increase of 3.07. This is to add a full-time administrative employee to assist the Engineering and Facilities Departments, and one full-time and one part-time employee in the Parks Department. The additional FTE increases in Recreation and the Library are to adjust hours, not add employees.

Another major change from the previous year is an increase of \$50,000 for this year's municipal election. The budgets for the Economic Development golf tournament and Shop Fest (formerly the Street Fair) were increased by \$10,000. This increase will be covered by projected revenues. The Library has increases for equipment purchases and for staff tablets to be used in the Library and at offsite events.

Mr. Mortensen explained the Special Events increase in salary is not due to adding personnel; it is to account for expenditures in the past and place them in the correct area within the budget. Other department personnel assist with special events and overtime hours are paid by their departments. Staff would like the overtime hours to be paid out of the Special Events budget to account appropriately. A new addition to the budget is for a proposed summer concert series, which would cost \$10,000. The proposed Special Events budget includes an increase in the Pony Express Days expense, as attendance for Pony Express Days has dramatically increased over the years. The Special Events budget also includes \$25,000 for a generator and a wrap for the stage that was purchased this year.

The proposed General Fund budget includes project management training and software, Community Development Building office and storage improvements, and a third-party salary market study. It also includes copiers for the Community Development Building and Wastewater Department, Planning Commission and City Council tablet replacements, Council Chambers audio/visual equipment, Accela Land Management software, and Springbrook Employee Self-Services software.

The Public Safety budget includes an increase in crossing guards due to growth, an increase in the Utah County Sheriff's Office contract, an additional resource officer for Cedar Valley High School, and storage and a trailer for emergency management equipment.

The Planning Department budget includes funding for a Parks and Open Space Master Plan update and a Downtown Visioning Plan. The Building Department budget includes an increase of third-party plan reviews and inspections due to commercial growth.

The Streets Department budget maintains the same level of paved road maintenance as prior years, includes increases in the sidewalk, streetlight, and traffic signal maintenance, and an increase in snow plowing due to growth. This budget also includes purchases of an enclosed trailer and a tilt deck trailer, as well as a hydraulic unit with post pounder and remover.

The Parks Department budget includes an increase in utility charges including water, electric, and gas for park maintenance. It also includes an increase to the third-party landscape maintenance contract due to the City's growth. The park amenities repair budget has been increased this year due to aging equipment. The Parks Department budget includes expenses for the Pony Express Parkway and Ranches Parkway trails overlay, a Kubota UTV with rotary sweeper, pressure washers for the Kubotas, a welder, and a snow plow for trails and the cemetery.

Major General Fund capital purchases include \$1 million for the City entrance, wayfinding and monument signs; \$2.6 million for recreation facilities; \$100,000 for a Library addition for meeting rooms; \$640,000 for the Community Development Building extension and salt shed relocation; \$20,000 for Cory Wride Memorial Park improvements; \$40,000 for trail and sidewalk improvements; \$240,000 for improvements to the bike and pedestrian plan; and \$1.5 million for City Center medians and streetscapes. The City Center medians and streetscape expense will be funded with \$1 million from the utility sale proceeds and \$500,000 from impact fees.

Mr. Mortensen presented park improvements that the Council has communicated to staff as high priorities and requested input from the Council on prioritizing the projects. He said he will send the project list to the Council and requested a prioritized list as soon as possible in order to present a final list at the next City Council meeting.

City Administrator Ifo Pili explained there are expensive projects on the list which are funded from the utility sale proceeds and funds have, previously, been set aside. He said impact fees can also be used to fund the projects, such as Storm Drain Impact Fees for detention pond projects; the funding sources are being finalized.

Councilmember Curtis asked that the potential theater location at SilverLake Amphitheater be considered with SilverLake park improvements.

Councilmember Clark said the Kiowa Valley park did not need a pavilion. She said pavilions are important and should be installed in most parks but felt a pavilion would be more appropriate at the Smith Ranch park. Parks and Recreation Director Brad Hickman said the intent was to add the pavilion in Skyline Ridge's park, not Kiowa Valley.

Councilmember Gricius stated the restroom in Valley View is more important than the Meadow Ranch pavilion.

Discussion ensued regarding costs of pavilions.

Mr. Mortensen said the Cemetery Fund budget includes \$55,000 for an angel garden, and the Fleet Fund budget includes the purchase of additional vehicles for the Facilities, Parks, and Water Departments. The Water Enterprise Fund budget includes an FTE increase of 1.625 for a full-time backflow prevention employee and 0.625 for an additional part-time employee. Backflow prevention protects the City's water system from being compromised by residents use of fertilizer or other substances. The Water Enterprise Fund budget also includes an addition to the valve maintenance budget, new meter installations, turbidity meters for wells, Wride Memorial Highway water lines, and a variable frequency drive for Well #1.

The Sewer Enterprise Fund budget includes increases in equipment, supplies and maintenance due to the aging of the system. It also includes additions of a bio-solids disposal budget, an engineering services budget, a chemicals/fertilizer budget, increases in lab work due to additional State testing requirements, an increase to Timpanogos Special Service District services due to growth, a 20-horsepower pump for the influent pump station, and a heat protective building for the wastewater plant meter.

The Solid Waste Enterprise Fund budget includes an increase in the solid waste disposal contract due to the City's growth. The Storm Drain Fund budget includes increases in equipment, supplies and maintenance, an increase in public education and outreach for clean water inlet markers, an addition of a banking fees budget, and an enclosed trailer for tools and project supplies.

Mr. Mortensen said the Utility Billing Fund budget includes an FTE increase of 0.375 to transition one part-time employee to a full-time employee to increase the office's efficiency. This fund budget also includes an increase to the Deployed Military Abatement program.

Discussion ensued regarding the FTE addition in the Utility Billing Office. Mr. Pili explained the request was presented to the Council last year and was denied; it is a necessary increase as there is only one full-time employee currently in that department. The City bills over 9,000 residences monthly. Staff recognizes this is a long-term commitment versus a one-time purchase, and FTE increases are heavily scrutinized.

1.C. DISCUSSION - Blasting

This item was removed from the agenda.

1.D. DISCUSSION - Upcoming Code Amendments

Community Development Director Steve Mumford explained staff is working on many Development Code amendments and presented five of those currently being researched. The amendment to the Development Standards for Required Public Facilities is to address amenity points given to developers for restroom facilities in parks. The amendment was presented to the Planning Commission and was unanimously recommended for approval. It adjusts the standard to more closely align with the facilities the City installs in parks, and allows extra amenity points for additional restroom stalls.

The section of Municipal Code relating to animal regulations is being amended to differentiate between pet sitters, kennels, and hobby breeders. It also bases allowances on size of dogs as well as lot sizes. Councilmember Clark asked that the amendment be streamlined and have two categories for dog sizes instead of four.

The Hillside Site Development Standards will specify retaining wall standards, berm and fencing requirements on top of steep slopes, revegetation/wildfire protection provisions, and will state no blasting or grading is permitted to make unbuildable lots buildable. The standards will also include a requirement that lots have a building pad that is under a certain percent slope, possibly 15%. This will be an amendment to Municipal Code Chapter 15 and will not require Planning Commission review.

Mr. Mumford stated the Council has requested the Extractive Industries Overlay zone be removed from Municipal Code. This overlay was added to Municipal Code in 2012 during the Spring Run master plan process. The overlay provides control over mining location and asphalt and concrete production. It requires reclamation of mining sites, buffering for neighborhood uses, neighboring property owner noticing, a minimum lot area of ten acres, 1,000 feet distance from residential development, and a quarter-mile distance from residential development for any rock crushing and batch plants. The overlay is a rezone, and rezones are legislative decisions and are not considered absolute rights. Legislative decisions do not require the approval body to take action based upon findings of fact.

Councilmember Curtis said State law prohibits entities from putting restrictions on vested mines. Once the legislative decision is made to allow mining, the mine is then vested, and the Council cannot add conditions such as hours of operation. City Attorney Jeremy Cook said he will research the law to gain an understanding of what options the City has.

Mr. Mumford said the overlay zone can be removed from Municipal Code, but if the Council desires to allow extractive uses in the future, the use would need to be added back to Code. Anything not specifically permitted in Municipal Code is prohibited. Another option is to enact a six-month moratorium on extractive industries to allow staff time to research and review the use. Another option is to amend the overlay zone to require a development agreement with the rezone, remove asphalt production as a permitted use, add additional conditions or standards, limit the size of disturbance permitted, and include a

time limitation. He explained a change to this zone was noticed to be presented at the next Planning Commission meeting on April 23, but a specific ordinance has not been prepared yet, and asked for the Council's feedback. He said staff is not required to present the ordinance at that meeting if a decision is not made.

Councilmember Burnham stated the Council and staff need to research the new State law to determine how it impacts the City. She would like to remove asphalt production as a permitted use and include the other conditions Mr. Mumford detailed.

Councilmember Curtis asked if the use can be permitted through agreements without the overlay zone in place. He expressed concerns regarding vesting a mine with indefinite rights.

Councilmember Clark agreed with Councilmembers Burnham and Curtis. She said the overlay needs to have an expiration date.

City Attorney Jeremy Cook said he will research the best way to impose time limits, subject to the new State law.

Mr. Mumford stated the Residential Zone and Residential Bonus Density Entitlements amendment is a large change to Municipal Code. The amendment will create new residential zones to implement the new land use designations in the General Plan's Future Land Use Map. The bonus density concept is still included within the zones. Bonus density allows the City to require developers to install parks and open space; Euclidian zones remove that possibility and cause the City to develop parks with impact fees or other funding sources.

Mr. Cook explained park requirements in Euclidian zones are more likely to be challenged, as the developer does not have the option to develop at a lower density to minimize park requirements.

Councilmember Curtis said the flexibility given in the bonus density system only benefits developers. He stated he does not want any multifamily units within single-family unit areas and asked about the minimum density standards. Mr. Cook clarified the City sets density maximums but not minimum densities.

Mr. Mumford explained the more specific the zone requirements are, the less creativity and flexibility the City and the builders have. He explained staff is adding an additional residential zone based on the Planning Commission's feedback. The intent of the zone amendments is to keep the beneficial flexibility in the current bonus density system, while keeping developments from maximizing density with plans that are a single lot size. The minimum lot size and average lot size requirements assist the City in understanding what the plans will entail when developed.

Councilmember Gricius said she likes the proposed draft and asked if developers can pay for multifamily unit rights in single-family home areas. She asked if the amendment could

prohibit developments from rezoning up more than one level of density. Mr. Mumford said developers will need to apply for a rezone to build at a higher density than the existing zone allows. Rezones are legislative decisions, so the Council does not have to approve projects that do not make sense according to the City's future plans. This amendment makes it difficult to obtain higher density and to maximize density in developments, while still maintaining the option to require parks and open space.

Councilmember Curtis said he wants the uses delineated with single-family homes and cottage lots separate from townhomes and apartment complexes.

2. AGENDA REVIEW

10. AGREEMENT

10.A. Services Agreement

Councilmember Clark asked that this item be removed from the consent agenda and placed as a scheduled item for further discussion.

12. CHANGE ORDERS

12.A. Change Order - Pony Express Parkway 2019 Widening Project

Councilmember Clark asked that this item be removed from the consent agenda and placed as a scheduled item for further discussion.

14. RESOLUTIONS

14.A. Fireworks Map

Councilmember Gricius said the fireworks map has gone through multiple drafts and much work went into the presented version. It is more extensive than previous years' maps. City Recorder Fionnuala Kofoed explained the resolution needs to be sent to Unified Fire Authority by the beginning of May so it can be submitted to Utah County by June 1.

Mr. Cook said paragraph four in the resolution designates specific areas that are approved for fireworks, but according to the map, those areas are no longer permitted.

Fire Chief Ross Fowlks recommended the resolution reference the current year's map instead of specific areas, as the map can be updated every year. The resolution will not be posted at fireworks stands; the map will be posted.

Councilmember Clark asked Communications Director Linda Peterson to put out a release that states where fireworks are allowed.

Ms. Kofoed stated her preference is to have easily identifiable designated areas for fireworks and that those areas are noted on the map. She stated that an exhibit can be added to the resolution that shows designated areas.

Ms. Peterson said in prior years, the designated areas have been the asphalt parking areas at the top of SilverLake Amphitheater, at Smith Ranch Park, and at Pony Express Park. If those areas will be changed, the information needs to be clearly communicated to residents.

Councilmember Curtis asked why the City is not required to follow the map for City firework events. Ms. Kofoed clarified different regulations are in place for professional firework displays; residents can request a permit for firework displays in the City. The map is intended to identify restricted firework areas for residents and the public.

Councilmember Clark stated previously there have been issues with neighborhoods blocking off streets for firework displays, and asked it to be clearly communicated to residents that they cannot close roads.

Discussion ensued regarding permitted verses designated areas. Mr. Cook explained the map does not give residents the right to trespass on private property.

Mr. Cook explained he and Ms. Kofoed will adjust the verbiage regarding permitted areas during the break, and Ms. Peterson can notify residents of the recommended permitted areas in the City.

14.B. Utah County Interlocal Agreement

Discussion ensued regarding ranked choice voting. Ms. Kofoed stated that she does not recommend using ranked choice voting for this election. The City can learn from other municipalities that chose to use ranked choice voting and consider it as an option in the future.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Councilmember Burnham moved to adjourn into a closed executive session for the purpose of discussing the purchase, lease, or exchange of real property, and reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

The meeting was adjourned at 6:17 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Stephanie Gricius, Donna Burnham and Melissa Clark. Councilmember Benjamin Reaves was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Aaron Sanborn, Economic Development Director; Linda Peterson, Communications Director; Steve Mumford, Community Development Director; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; David Mortensen, Treasurer/Assistant Finance Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:10 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Gricius led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Red Cross Blood Drive** – There is an urgent need for blood donors. A blood drive for the Utah Red Cross will be held at City Hall on Monday, April 22 from 11:30 a.m. to 5:30 p.m. Register at redcrossblood.org and use sponsor code Eagle Mountain City.
- **Community Cleanup** – Volunteer registration is open now for the City's annual Community Cleanup event on Saturday, May 4. At this event, the City invites volunteers from the community to sign up to help with cleanup projects that improve public spaces in Eagle Mountain. Volunteers may register as an individual or group and receive snacks, hats and other giveaways, and a free lunch. Since the event falls on May 4th this year, any volunteers sporting Star Wars apparel or gear will receive a bonus giveaway. Following the cleanup event, the Utah County Sheriff's Office – Eagle Mountain Division will host a Meet and Greet event at the park from noon to 2:00 p.m., featuring various departments, vehicles and equipment, and information about community programs and services. This event is open to everyone, even if not participating in the cleanup.
- **Spring Cleanup Dumpsters** - Spring cleanup dumpsters for yard, e-waste, and light household waste will be provided by Eagle Mountain City from Thursday, May 2 at 4:00 p.m. through Sunday, May 5 at 8:00 p.m. Dumpsters will be located off of Mid Valley Road, west of Cory Wride Memorial Park. Dumpsters will be hosted by volunteers from Mortenson Construction and Facebook.
- **Pony Express Days** – Registrations are open for Pony Express Days food vendors, carnival boutique vendors, businesses and services info booths at Family Fun Night, parade entries, 5K participants, and Motorcycle Adventure Ride & Campout participants. Visit emcity.org/ped for details and registration links.

- **Pony Express Days Rodeo & Demolition Derby** – Tickets are on sale now for the Pony Express Days Rodeo, held Memorial Day weekend, and the Demolition Derby, held June 1. Visit ponyexpressevents.com for ticket information.
- **Summer Youth Theater Camp** – Registration is open for Eagle Mountain Community Theater’s summer youth camp – Robin Hood: Legend of the Sherwood Bandit. The camp is for ages 8 to 18 and will be held in June. Early bird pricing of \$50 is available through May 1. For more information, please visit eaglemountainarts.com.
- **4th of July Concert** – Pony Express Events presents a 4th of July concert and fireworks at the rodeo arena, featuring Brenn Hill and Charlie Jenkins. Tickets are on sale now at ponyexpressevents.com.
- **City Notifications** – We encourage residents to sign up for City notifications to be aware of public safety emergencies and stay informed about road construction projects, City news and events. Register at www.emcity.org/notifyme. Notifications can be received by email and/or text.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:17 p.m.

Marianne Smith requested Glenmar Ranches be granted an exemption from the City’s streetlight requirement.

Adam Ferre spoke in favor of granting Glenmar Ranches an exemption from the streetlight requirement.

Jeff Ruth asked if an administrative law judge can put a process in place to enforce the City’s ordinances. He expressed frustration regarding a neighbor’s lack of landscaping and property maintenance. He said the City is large enough to warrant a justice court.

Councilmember Clark asked what the City can do to enforce ordinances and asked that this be brought to a future meeting as a discussion item. City Administrator Ifo Pili explained the City does have a process in place. The City does not have a justice court and attempts to do everything possible to avoid suing residents; individuals can choose to not pay assessed fines, and the next step is litigation. He said the City works with residents to rectify issues, and often times the problems resurface, such as when weeds grow back. City Attorney Jeremy Cook said he will follow up with Code Enforcement to find a solution to Mr. Ruth’s issue.

Michael Johnson explained he has been on the Parks and Recreation Board for over a year. He said the board is defunct and has only had three meetings in 15 months. There are grants in place that the City is not taking advantage of due to the lack of resident involvement. He asked the Council to advertise board openings to create an effective board.

Alicia Roothoff stated describing the responsibilities of the Parks and Recreation Board in the City's announcements will help fill the board positions. Ms. Roothoff explained she is in the current blasting zone for the Hidden Hollow projects. She and her neighbors feel they have no voice in whether blasting will be allowed and are not in favor of allowing further blasting. She spoke against the Hidden Valley Highway and the surrounding high-density housing.

Mayor Westmoreland closed public comment at 7:38 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis thanked those in attendance.

Councilmember Burnham

Councilmember Burnham thanked those in attendance.

Councilmember Clark

Councilmember Clark welcomed those in attendance and thanked those who spoke during public comment. She said the Councilmembers care about the residents of the City. She encouraged residents to serve on the Parks and Recreation Board. She said the Eagle Mountain Arts Alliance is hosting a quilt show on Saturday at Garden Near the Green, and the Youth Council meets the second and fourth Wednesday of the month at City Hall.

Councilmember Gricius

Councilmember Gricius thanked those in attendance.

Mayor Westmoreland

Mayor Westmoreland thanked those in attendance.

9. PROCLAMATION

9.A. Proclamation

Mayor Westmoreland said while the City does have many trees, residents and staff are working to add more; this work has helped the City obtain the Tree City USA designation. The proclamation is in association with that designation.

MOTION: *Councilmember Gricius moved to proclaim the last Friday in April as Arbor Day in Eagle Mountain City. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

CONSENT AGENDA

10. AGREEMENT

- 10.A. Services Agreement – Farmers Market
- 11. BOND RELEASES
 - 11.A. Lake View Estates Phase A Plat 1 - Out of Warranty
 - 11.B. Evans Ranch K-5 - Out of Warranty
- 12. CHANGE ORDERS
 - 12.A. Change Order - Pony Express Parkway 2019 Widening Project
- 13. MINUTES
 - 13.A. April 2, 2019 Minutes
- 14. RESOLUTIONS
 - 14.A. Fireworks Map

MOTION: *Councilmember Clark moved to approve the consent agenda, removing items 10 and 12 and add them as scheduled items. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

- 10. AGREEMENT
 - 10.A. Services Agreement

This item was discussed after item 15.B.

Economic Development Director Aaron Sanborn said residents have expressed an interest in a farmers market in the City. This is not something the City would like to manage, so a request for proposals was sent out to solicit qualified individuals to run a farmers market. The City received one response from the Painters, residents of Eagle Mountain, who would run the market as the Utah Farmers Market. The proposed location for the market is the north side of Cory Wride Memorial Park. The Utah Farmers Market would manage the event, to include obtaining vendors and market operations.

Councilmember Clark confirmed that vendor parking will be in the dirt area, and the asphalt parking stalls will be for park visitors and market patrons. Mr. Sanborn said there are approximately 500 parking stalls and the park has sufficient space for a farmers market in addition to existing events and visitors.

Councilmember Curtis said he loves the idea of a farmers market, but stated he has a few concerns. He asked if the management company is a non-profit or for-profit entity, and stated he is concerned that the City is offering a company the space at no charge while allowing the company to retain all profits. He said he struggles with helping private corporations while providing services for the City. City Attorney Jeremy Cook clarified there are only two individuals who make up the management company, and that it is a for-profit organization. He said a non-profit company can still pay for services to organize an event while maintaining a non-profit status.

Councilmember Clark said the agreement could be a six-month trial, to be renegotiated next year. She stated residents ask for this service and the City does not want to manage it.

Mr. Cook explained the Painters are taking a risk and the City has limited the amount they can charge vendors and limited the size of the event. It is unlikely they will make a great deal of money.

Councilmember Burnham asked what the vendor fees are for the market. Mr. Cook said the management company will not charge farmers, and a scale is in place for charging commercial vendors. Councilmember Clark asked if there is a difference between a food truck or a vendor who brings in cottage bakery items. Mr. Cook said those bringing in home-baked goods would not be considered a food vendor. Mr. Sanborn confirmed the home-produced item vendors will be charged differently than food trucks.

Utah Farmers Market representative Becky Painter said they intend the event to be a farmers market, instead of a market of produced items. Farmers can sell their produce for free. Vendors will be able to sell items produced at home, as that is an added value to the market.

Councilmember Clark asked if Supplemental Nutrition Assistance Program benefits will be accepted. Ms. Painter said they have passed the deadline for applying for that option. She said the cost of insurance alone is \$900, and the market will not even break even this year. She clarified that youth farmers will be charged \$5 a day to sell products but can sell their produce for free. This is to encourage youth entrepreneurs.

Ms. Painter explained it may take years to build up the farmers market, but they are hopeful that it will become a successful event.

MOTION: *Councilmember Curtis moved to approve an agreement between Utah Farmers Market and Eagle Mountain City for the management of a farmers market at Cory B. Wride Memorial Park. Councilmember Clark seconded the motion.*

Councilmember Clark asked if the City will limit food trucks at Cory Wride Memorial Park during the farmers market, and if the maximum of 50 food trucks stated in the agreement includes outside food trucks not associated with the farmers market. City Recorder

Fionnuala Kofoed explained food trucks are restricted by the City's permitting process. Councilmember Clark confirmed that food truck vendors will not be able to locate at the park during the farmers market without signing up as a vendor.

Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

12. CHANGE ORDERS

12.A. Change Order - Pony Express Parkway 2019 Widening Project

This item was discussed after item 10.A.

City Engineer Chris Trusty said the change order amount is based on the estimated construction costs to extend the Pony Express Parkway widening to Mid Valley Road. It is a five-lane road with a center median and bike path. The contractor working on the high school will install a left-turn lane at that site; they have already installed a right-turn lane. The turn lanes will be extended to a length of 400 feet; this will allow a stacking capacity of approximately twenty cars.

City Administrator Ifo Pili said the City can borrow from the State Infrastructure Bank. If UDOT takes ownership of Pony Express Parkway, they would absorb that expense. He explained the funding can come from impact fees, borrowing from the City, or borrowing from the State Infrastructure Bank. He said they will bring the final funding options to the Council at a later meeting. The City's plan is still to widen Pony Express Parkway to Eagle Mountain Boulevard.

Mayor Westmoreland said adding additional length to the road widening project will use a portion of the City's rainy day fund, so borrowing from the State Infrastructure Bank is a good option. This additional widening of Pony Express Parkway puts the road development a few of years ahead of schedule.

Councilmember Clark said transportation is one of the main reasons for the City's existence.

Councilmember Curtis asked what the rainy-day fund balance will be after the widening project is paid for. Mr. Pili explained this project will not be funded through the rainy-day fund. He said the City can borrow from the solid waste fund, which would be a transparent interfund transfer that does not have to be paid back. The State has not informed the City what the interest rate is for a loan through the State Infrastructure Bank, but the City expects it to be low. The State has \$2 million available.

MOTION: ***Councilmember Clark moved to approve the change order for the Pony Express Parkway 2019 widening project with Kenny Seng Construction. Councilmember Burnham seconded the motion. Those voting aye: Colby***

Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

15. ORDINANCES/PUBLIC HEARINGS

15.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.38 for the Commercial Storage Zone.

This item was discussed after item 17.D.

Community Development Director Steve Mumford said the applicant-proposed amendment increases the number of allowed moving vehicles to be displayed outside of a building or in front of a fence at moving storage facilities from six to twelve. He said the item was tabled at a previous City Council meeting to allow staff to research the amendment. Staff recommends an increase to ten vehicles.

Sunset Storage owner Scott Weber stated his business has room for twenty vehicles. He explained the business rarely has more than twelve vehicles parked in the front parking area. He suggested the increase to twelve to allow trailers to be temporarily parked for pick up and drop off.

Mayor Westmoreland opened the public hearing at 9:07 p.m. As there were no comments, he closed the hearing.

Councilmember Curtis asked for the differences between the applicant's proposal and staff's recommendation. Mr. Mumford said currently the Municipal Code allows six moving vehicles to be displayed outside of a building or in front of a fence. Staff recommends allowing ten moving vehicles (six trucks and/or box trailers and up to four flatbed trailers). The applicant's proposal is twelve vehicles (eight trucks and/or box trailers and up to four flatbed trailers).

Mr. Weber said his business has been storing the smaller moving trucks behind the building. He explained longer moving trucks are a challenge to park in the back of the business. He said the request for additional parking is not a marketing issue, but a lack of available space in the rear of the business.

Councilmember Clark asked if the applicant's concern is that trucks are dropped off after business hours, causing them to be out of compliance. Mr. Weber said they have four trucks in the front of the business most of the time, but the Municipal Code includes flatbed trailers in the moving vehicle definition. He explained parking moving vehicles in the back of the business creates liability issues.

Discussion ensued regarding the differences between box trailers and flatbed trailers.

Councilmember Burnham reminded the Council this amendment will apply to the entire City, not just Sunset Storage. Mr. Weber stated it will only apply to his business, as Eagle

Mountain Storage does not have room to park moving vehicles in front of the business. Mr. Mumford clarified the owner of Eagle Mountain Storage has discussed paving a section in front of his facility to allow for parking.

Mayor Westmoreland asked staff to explain the intent of the current Municipal Code regarding the number of allowed vehicles. Mr. Mumford said it is to avoid visual clutter, and to allow some vehicles to be placed in the front of the business without taking up too many visitor parking stalls. He showed examples of other moving and storage facilities in surrounding cities.

Councilmember Gricius asked if the amendment would be unnecessary if the applicant extended the existing wall. Councilmember Clark said that was suggested previously, but the applicant explained that would cause the area to be too small for the trailers. Mr. Mumford said the original landscape plan contained an access to the adjacent property, which, if extended, the wall would impede.

MOTION: *Councilmember Curtis moved to deny the proposed ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.38.090 for the Commercial Storage Zone. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

15.B. [An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.20 Agriculture Zone and 17.10 Definitions.](#)

Mr. Mumford explained the applicant-proposed amendment is to add a definition for an Equine Assisted Therapy Center and add it as a conditional use in the Agriculture zone. This would only be a conditional use in the Agriculture zone, and each use would require a conditional use permit that goes to the Planning Commission.

Councilmember Curtis expressed concerns regarding clinical therapy centers and if the definition could apply to non-equine applications; the definition of a clinical therapy center needs to be very specific.

Marley Juarez, Strides Pediatric Therapy Director of Operations, explained she and Casey Wiest, Director of Clinical Services, are the cofounders of Strides Pediatric Therapy. Ms. Wiest said the services offered are all outpatient and they provide occupational, speech, and physical therapy. She explained they are using the horse's movement to facilitate a change in the child, such as they would with a weight or swing. They are not servicing children with trauma-based diagnoses. She said the typical diagnosis for those served at this center are autism, Down syndrome, or other developmental or physical disabilities.

Councilmember Curtis expressed concern regarding allowing commercial uses in the Agriculture zone. He stated conditional uses are almost always required to be approved.

Councilmember Clark asked if there is a way to ensure the amendment does not facilitate all types of commercial therapy centers in Agriculture zone. Mr. Cook said therapeutic equestrian riding, equine-facilitated therapeutic services, and equine-assisted services are limited as they are written, but clinical therapy sessions may be too broad a category. He said wording can be added that limits treatment to outpatient services only, and that limits those served by the center.

Ms. Juarez said they included clinical services in the definition because they plan to bring a mobile office building to offer services in an office or gym setting. They understand the need to have buildings congruent with the structures within the Agriculture zone. They cannot operate within the definition of an equestrian center, as office space is not allowed there, and they cannot operate in a Commercial zone, as horses are not allowed in that zone.

Ms. Wiest said patients currently must go to multiple locations to obtain the services Strides Pediatric Therapy wants to provide in a single location. The horses are not used in every session; it may not be conducive to use the horse on a particular day. They are a pediatric clinic and serve clients up to 21 years of age. They would like to have two of each kinds of therapists, and would like to be able to grow, as the need is great in Utah County. All services will be individual therapy unless they offer a monthly family support event.

Councilmember Clark said having all services in one location would be a benefit to the City. She expressed the desire to ensure clinical therapy services are limited to be in addition to equine therapy, and that the City is able to limit the amount of traffic.

Councilmember Curtis said he likes the idea presented by the applicants and asked if the conditional use permit would stay with the land, if the owner decided to move or sell to another owner. He stated he is concerned about other clinical uses and asked how the City could verify that horses are being utilized in therapy sessions. He also asked if the use could be approved through a business license, instead of through this definition addition. Mr. Cook clarified the conditional use permit stays with the property and stated the applicant would not be able to obtain a business license as the current Municipal Code stands.

Ms. Wiest said they will own the property, and explained the use of the horse is dependent on the patient. A horse can only be used for three sessions per day.

Councilmember Curtis expressed concern that horses would only be used a small part of the time. Ms. Wiest explained patients use a horse at least every other week; at least half of the time, horses are utilized in therapy sessions.

Councilmember Gricius stated the horses are on the property and the Council should not regulate how often medical treatments include horses; the impact to the neighborhood is not different if treatment is in the office or on a horse.

Councilmember Curtis said he likes what the applicant is proposing, but expressed concern that the amendment would allow clinical commercial centers within the Agriculture zone.

Ms. Wiest suggested the definition be inclusive and require both equine and clinical services.

Mr. Cook stated his concern that the definition could be interpreted to provide drug rehabilitation treatment centers and potentially a group-home center. He said the amendment should not be written in a way that is discriminatory. He explained limiting the allowable age could potentially be considered discriminatory; limiting it to outpatient services would not be discriminatory.

Councilmember Curtis asked if the facility would be required to obtain a professional license. Ms. Juarez said the services listed in the proposed amendment are technically defined forms of treatment; each center may not offer all of those treatment options. She explained Hoofbeats to Healing only offers therapeutic riding and does not offer clinical services. Ms. Wiest said in order to allow patients to use medical insurance, the facility needs to clinically evaluate the patients to understand their needs.

Discussion ensued regarding possible phrasing and definitions that would ensure clinic-only services will not be allowed in the proposed conditional use. The Council agreed to add outpatient to the definition and require three of the four services listed in the proposed amendment.

Mayor Westmoreland opened the public hearing at 9:52 p.m.

Becky Painter explained she offers adaptive riding. Equestrian therapy is not a license-required practice. She said requiring a license may not stand up to legal scrutiny.

Mayor Westmoreland closed the public hearing at 9:54 p.m.

Councilmember Curtis said they can approve the item with a strict definition and adjust it later, if needed.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.20 Agriculture Zone and 17.10 Definitions with the definition being changed to state “Equine Assisted Therapy Center” means an outpatient facility that offers therapeutic equestrian riding, equine-assisted services, and equine-facilitated therapeutic services, and may offer licensed clinical therapy services. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

15.C. [An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.15 for Concept Plans.](#)

This item was discussed after item 12.A.

Mr. Mumford said this item was presented to the Planning Commission and was recommended for approval with additions that clarify applicants cannot present concept plans to the City Council without presenting to the Planning Commission, and that staff's word is not binding. He said it is beneficial for some projects to be discussed with the Council before moving forward with applications.

Councilmember Clark asked if there is a limit to how many times a project can be presented to the Council or Planning Commission. Mr. Mumford said there is not a limit set in Municipal Code. A recent item was presented to the Planning Commission a few times, and the applicant was told that in order to present again, a new concept plan fee would be required.

Mayor Westmoreland opened the public hearing at 10:30 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 16.15 for Concept Plans. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

16. MOTION/PUBLIC HEARING

16.A. Significant Land Disposal - Portion of Parcel 46:543:0075

Mr. Cook explained the City is disposing of a small section of land, approximately 300 square feet in size. The land is not significant in actuality, but as it is designated significant land, a public hearing must be held to dispose of it. It is more beneficial to the City to not own this property; the shape is odd, and it is between a private lot and the roadway.

Councilmember Clark asked that the document titled Land Disposal Map be removed from the packet, as it is confusing when compared with the actual land to be disposed of that is shown in the Ranches Estates C Land Disposal Map.

Mayor Westmoreland opened the public hearing at 10:33 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Clark moved to approve a significant land disposal, portion of parcel 46:543:0075. Councilmember Curtis seconded the motion.*

Councilmember Clark asked if the reason for the land disposal can be stated for the record. Ms. Kofoed explained communications to her from Planner Tayler Jensen state the arrangement is that the developer has agreed to build a single-story home on the lot in exchange for the property. Mr. Cook said he is unsure if that stipulation has been finalized, and it may still be in negotiations. He said the Council can make that a condition of

approval. Councilmember Clark stated she does not want to make that a condition of the motion.

Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

17. MOTION

17.A. Hidden Hollow Blasting Permit Application

This item was discussed after the Consent Agenda.

Mr. Trusty informed the Council the applicant was not in attendance. He stated the applicant believes this item is a continuation of the previous year's blasting permit. The applicant removed disturbed material over the last year and now needs to continue blasting for a sewer trench and to remove a final section of material that they were not able to blast last year. Mr. Trusty explained the City did not receive any complaints from the applicant's previous blasting. There are eight homes within 500 feet of the proposed blasting site, and the applicant understands the requirement of pre- and post-blast inspections for homes in the area.

Councilmember Curtis asked if additional building permits have been given to the applicant in the past year, and asked how close the nearest home is to the blasting site. Mr. Trusty said he did not believe building permits have been given in the last year. The closest home is 343 feet away.

Councilmember Clark confirmed with staff that this blasting is for utility work and for a section of material the applicant was not able to remove with previous blasting. She also confirmed that residents will be notified before any additional blasting takes place. She stated the City's blasting ordinance is the most restrictive in the state. Residents have the right to request pre- and post-blast inspections to ensure they have redress for any issues that arise due to blasting. The blasting company must have insurance and is required to place a bond to protect City structures. The City has also reduced the allowed intensity to half of the typical approved intensity in other areas in the state. She said the applicant utilized additional measures to protect residents during previous blasting events.

Mr. Cook clarified the \$25,000 bond is in place to protect residences, as well as City structures. If a resident has a claim against the developer, the City will not release the bond back to the developer until those claims are resolved.

Councilmember Curtis asked how many blasting events this application requests and how many were previously approved. Mr. Trusty said he believes this application is for six events, and stated it may be safe to assume seven events will be necessary. The previous approval was for 23 total blasts; the applicant only completed 11 blasts.

Councilmember Clark stated it would be best to table the item to allow the applicant to return to address the Council's questions.

MOTION: *Councilmember Clark moved to table the Hidden Hollow blasting permit application. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

17.B. Juniper Springs Blasting Permit Application

Mr. Trusty said this item was discussed at a previous meeting and the applicant asked that the item be tabled to allow a redesign of the plan to reduce blasting.

Applicant Travis Taylor said the intent of the redesigned plan was to move the orientation of structures to allow a new driveway layout in order to minimize blasting. The proposed changes potentially eliminate the need for blasting in the project. He said in the City's Land Use Authority table, a minor adjustment to a preliminary plat does not require the project to go through approval process again, but a major adjustment does. He explained that staff determined the amended plan was a major adjustment, requiring additional applications and approvals. He asked that the blasting permit application be tabled to allow development to begin without blasting. They will complete all work that can be done without blasting, and he will return to City Council with specific plans if there are portions that require blasting.

Mr. Taylor said he met with Frank Pulley, Jr., the Alpine School District Director of Physical Facilities, and Kraig Sweat, Alpine School District Construction Supervisor. They communicated that Alpine School District utilizes blasting in construction of their facilities. Mr. Pulley spoke with the Alpine School Board and informed Mr. Taylor that the District is concerned about blasting during school hours. They provided Mr. Taylor with a list of conditions in which they would approve of blasting. Mr. Taylor explained to the Council that Mr. Mumford has independently verified this information with Alpine School District.

Mr. Taylor explained he sent a mailer to surrounding residents and requested a meeting to discuss potential blasting; one resident came to the meeting. This resident communicated that he had damage in his drywall from prior blasting which is being remedied, and said as long as he is able to obtain a pre-blast inspection, he approves of additional blasting. Mr. Taylor said he received an email from another resident who requested a pre-blast inspection and monitoring equipment in her home.

Councilmember Curtis thanked Mr. Taylor for finding creative solutions to blasting concerns. He said he is wary of committing to a way forward without knowing what potential blasting will specifically entail. Mr. Taylor said the original plan required a total of 18 to 24 blasting events. They would have had three blasts in one day, once a week, over a period of six to eight weeks. The realigned plan potentially reduces the blasting by up to 80%.

Councilmember Clark asked the applicant to describe the history of the project. Mr. Taylor said the current version has twenty to thirty fewer units than the original plan, which was approved in 2006. Councilmember Clark confirmed that the applicant reduced density at the request of the Council and surrounding residents, and she stated the applicant has further redesigned the plan to reduce blasting.

Mr. Taylor said they will analyze the cost/benefits of blasting before returning to request permission from the Council. They will determine if the requirements of blasting are worth the expense, or if they will utilize other excavation options.

Councilmember Gricius stated she appreciates that Mr. Taylor is willing to look at ways to avoid blasting. She said she would approve allowing the plan change to be classified as a minor adjustment to the preliminary plat.

Mayor Westmoreland expressed concerns regarding the width of Hidden Valley Parkway. Mr. Mumford said the road was approved with the Hidden Valley Master Development Plan before Hidden Valley Elementary was built. Mr. Trusty said the road is 100 feet and will have five lanes.

Mr. Mumford explained staff determined the adjustment of the plan to be a major amendment and said the Council can determine the adjustment is a minor amendment. Mr. Trusty said the applicant's belief is that the change includes a driveway realignment, not a road realignment.

Councilmember Curtis confirmed with staff that since no other changes are being made to the plan, the driveway realignment can be considered a minor amendment.

Mr. Taylor asked that a portion of the blasting permit fee be refunded if no further blasting is required. Mr. Cook said that can be considered by the Council at a later date as a reimbursement request agenda item.

MOTION: ***Councilmember Gricius moved to table the Juniper Springs blasting permit application. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

17.C. Juniper Springs Request for Partial Waiver of Application Fees

This item was removed at the applicant's request.

17.D. Glenmar Ranches Phase B Request for Waiver of Streetlight Requirements

Mr. Mumford explained Glenmar Ranches is along Lake Mountain Road. The first phase of Glenmar Ranches has been approved and is being developed. He said Municipal Code requires streetlights to be installed at a minimum of 150 feet and a maximum of 250 feet

apart on arterial and collector streets. Residential streets require streetlights at a minimum spacing of 250 feet and a maximum of 350 feet. The Municipal Code allows Council to exempt urban-type public infrastructure such as streetlights in base density developments.

Applicant Steve McCleery said they spoke about the possibility of streetlights with existing residents and with those considering purchasing lots in Phase B. He explained they considered the Arrival subdivision and the other developments north of Wride Memorial Highway and said he feels his project warrants the waiver that was granted for those subdivisions. The current requirement is thirteen streetlights in Glenmar Ranches Phase B.

Councilmember Gricius explained her neighborhood does not have streetlights. There was a concern with children walking in the streets, as there were no sidewalks, but there are now sidewalks around the school. Her main concern is safety of children walking in the dark.

Councilmember Curtis understands the importance of the rural open feel, but stated safety is a concern in the City. He stated there are generally more problems in areas without streetlights. He asked if the applicant would be willing to compromise by only installing lights along Lake Mountain Road. He said the City receives many requests for streetlights where none exist. The lights will be full cutoff and will not shine into homes.

Councilmember Clark said she understands the applicant's desire to not have streetlights. She asked if the applicant would be willing to install three lights at the major intersections, instead of the full thirteen. Mr. McCleery said the residents who have purchased homes did so with the understanding that there were no lights in place.

Applicant Marianne Smith said the residents have their own lights on their homes and can be turned on and off, as needed. There is enough natural light throughout the project. She explained the intent of the project is to have no constant manmade lights. She said with thirteen streetlights, three would be directed towards her home. She stated the distance between intersections along Lake Mountain Road is 548 feet.

Councilmember Curtis said it is assumed that lights are included in subdivisions, and stated safety is important, and crime is a concern in the City.

Mr. McCleery said there will be 45 homes on approximately 100 acres; therefore, traffic will be minimal. He said the community all feels the lights are not necessary.

Mr. Mumford clarified in Phase B, there are 50 acres included in lots, and Phase C contains 34 acres. All streetlights installed in the City are full cutoff, dark sky-compliant lights. The light will shine straight down, but a small percentage does bleed out. He explained the homes on the west side that are currently being built are at a lower elevation, so they may see more light than those to the east.

Councilmember Curtis stated if lots are not sold at this point, the landowners will not be purchasing homes with the belief that there will not be lights.

Mr. McCleery said they believed they would be able to obtain the exemption based on verbiage in the base density ordinance. He said the compromise of three lights is an improvement on thirteen, but they believed they would not be required to install any, based on the exemptions given to Arrival and Valley View. He expressed the desire to maintain dark skies for the nature preserve they have planned.

Councilmember Clark stated she strongly supports property rights, but safety is important. Mr. McCleery agreed that safety is important, and said he believes the design of the project provides safe features. No roads are directed straight down the hill, and they have added curves to avoid straightaways.

Councilmember Curtis said all homes will have lights on the porches, garages, and rears. He said it is not reasonable to believe three additional lights will cause that much more light in the subdivision.

Councilmember Clark asked if a resident could speak.

Resident Kristy Dunn owns a home in the first phase of Glenmar Ranches. She said she was informed there would be no streetlights, and two of the three under discussion would be along her property line.

Mr. McCleery said he spoke with Mr. Hazard and was told his exemption was easily obtained. Mr. Mumford said Arrival was different in that they would need to bring power from the first phase to the second phase at great expense.

Councilmember Curtis said this project has been granted many exemptions such as not requiring the trail to Pony Express Parkway. He said the adjacent SITLA development is high density and will contain many streetlights.

Applicant representative Kenneth Olsen said Valley View has 335 lots and most of the traffic is along Horizon Drive and Mustang Road. He explained Glenmar Ranches is along a hillside ridge and only a few houses will utilize the roads.

Councilmember Curtis stated he is unsure of a decision at this time. He sees both sides of the issue and both are important factors. Mr. Mumford said the applicant is eager to move forward, and staff can approve the construction drawings with the streetlights if the Council tables this item. If the Council decides to allow an exemption at a later time, the streetlights can be removed from the construction drawings. The Municipal Code does not require the streetlights to be in place until the first certificate of occupancy is approved.

Ms. Smith said she has told potential buyers that the project will not contain streetlights and stated she does not want any lights in the project. She said in comparison with other developments, Glenmar Ranches is small with only three entrances.

Councilmember Curtis expressed concern that surrounding landowners in the area will request the same exemption, especially since the density will increase.

Councilmember Gricius asked if the trail to Pony Express Parkway can be added back if the streetlights are removed, in order to provide a safe walking area off the street. Mr. McCleery said trails exist in the current plan.

MOTION: *Councilmember Burnham moved to approve the Glenmar Ranches Phase B request for waiver of streetlight requirements. Councilmember Gricius seconded the motion. Those voting aye: Stephanie Gricius, Donna Burnham, and Melissa Clark. Those voting nay: Colby Curtis. The motion carried with a vote of 3:1.*

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gricius was excused at 10:38 p.m.

Councilmember Curtis
None.

Councilmember Burnham
See Board Report.

Councilmember Clark
See Board Report.

Councilmember Gricius
None.

Mayor Westmoreland
Mayor Westmoreland said the City is considering funding to provide dinner to staff and the Planning Commissioners during Planning Commission meetings, as they now hold work sessions.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham
Councilmember Burnham welcomed Allstate to the City.

Councilmember Clark
Councilmember Clark reminded residents of the quilt show that will be held on Saturday at Garden Near the Green.

20. COMMUNICATION ITEMS

20.A. Financial Report

20.B. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn the meeting at 10:38 p.m. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

Approved by the City Council on May 7, 2019.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	Lone Tree Plat F		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:	N/A		
APPLICANT:	Brian Haskell/Eagle 12, LLC		
GENERAL PLAN DESIGNATION	CURRENT ZONE Residential	ACREAGE 22.02	COMMUNITY Lone Tree

PUBLIC HEARING:
No

REQUIRED FINDINGS:

Open Space: An applicant is required to provide 1,000 SF of improved open space per unit. In addition to improved open space, an applicant is required to provide 100 amenity points per acre. All parks are required to provide a mixture of amenities, and no more than 33% of the required amenity points may be met by a combination of trails and parking (16.35.105.13). The applicant is required to provide a 1.31-acre park with a required 131 amenity points, which the applicant has proposed.

Slopes: The project is within 200 feet of a 25% or greater slope. The applicant has completed a slope stability study that shows slopes throughout the project.

Traffic Study: The applicant has completed a traffic study. The traffic study shows that the intersection of Lone Tree Pkwy and Pony Express Pkwy is rated an F with the addition of this development; however, the City is currently widening Pony Express Pkwy to a 5-lane facility in that area. With that improvement, that intersection would rate between a C and D at peak times.

The addition of a traffic signal at Hidden Valley Parkway will also

RECOMMENDATION:

BACKGROUND:

This is an administrative decision. The Lone Tree II preliminary plat was approved on March 12, 2006. The preliminary plat consisted of 50.35 acres with a total of 163 single-family lots. Of those 163 lots, 106 have been platted. This application is for the remaining 57 single-family lots on 22.02 acres, for a density of 2.59 units per acre. This is a Tier II development. The applicant is proposing this new preliminary plat to redesign the remaining lots to create a better built development.

Parks/Amenities: Staff has discussed some recommended changes to the park plan with the applicant, including the following: (1) removing a section of trail and attaching the new trail to the existing one to the northwest; (2) shifting the trail that is between lots 107 and 108 farther south to provide more visibility to the workout station in a more secluded area of the park; and (3) shifting the 4th workout station to a new location. The applicant agreed with our recommendations and is making the changes to the plans.

help create larger gaps in traffic to allow for turns.

Streetlights: Streetlights are required at a minimum of every 250 feet along a public road, and at a maximum of 350 feet. Streetlight estimates must be paid prior to recording a plat. Streetlights must be installed prior to the issuing of the first Certificate of Occupancy.

Dark Sky: All lights shall meet the City's dark sky ordinance.

Setbacks: The setbacks for these final plats are as follows: 20-foot rear yard, 15-foot front yard, and a total of 15-foot side yard, with the garage side of the house having a 10-foot setback. The minimum driveway length is 22 feet.

Lot Frontage: The minimum lot frontage for a Tier II development is 55 feet and a minimum of twenty percent of lots shall have a minimum lot frontage of 60 feet. Lots with 60 feet or more of frontage shall be distributed throughout a development. This development is proposing 57 lots, with 20 lots having frontages of at least 60 feet; this project complies with the requirement.

Connectivity Code: This application complies with the requirements of the connectivity code.

PLANNING COMMISSION ACTION / RECOMMENDATION
Planning Commission moved to recommend approval of the Lone Tree F amended preliminary plat to the City Council with the following conditions: 1. If any retaining walls are required, the maximum height of the retaining wall shall be five feet with a maximum of four tiers. Retaining walls shall not be located any closer than ten feet from a home; 2. An updated

landscape/park plan shall be provided, addressing the changes discussed in the meeting;

3. Bench drains shall be installed on the top of any retaining wall area and above steep lots;

4. The average slope for each lot shall be calculated and submitted, with each lot maintaining a significant building envelope;

5. All dead-end roads shall include sufficient turn-around areas, as required by Fire and Municipal Code;

6. The name of the plat shall remain Lone Tree F;

7. All blasting shall comply with Municipal Code;

8. All lots shall show building envelopes.

The motion passed with a unanimous vote.

PREPARED BY:
Michael Hadley, Planning

Attachments:

[Approved Lone Tree II Preliminary Plat with Highlighted Plat F](#)

[Lone Tree Plat F Preliminary Plat - 01.18.19](#)

[Lone Tree Plat F Preliminary Plat - 04.10.19](#)

[Lone Tree Landscape Plan - Updated](#)

[Lone Tree Slope Analysis - 04.01.19](#)

[03.12.19 PC Minutes - Approved](#)

LONE TREE II

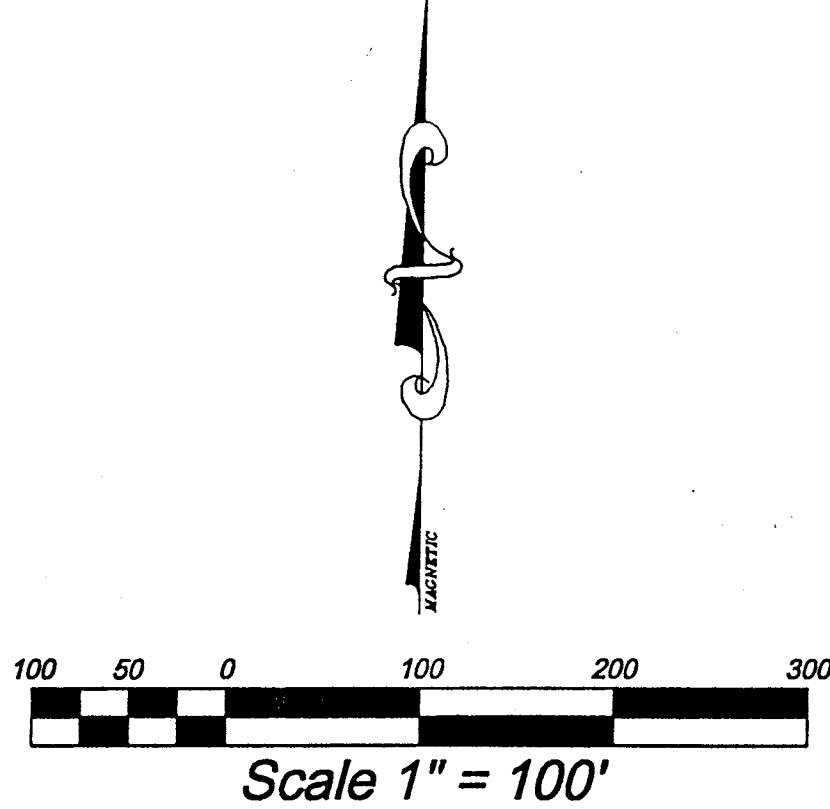
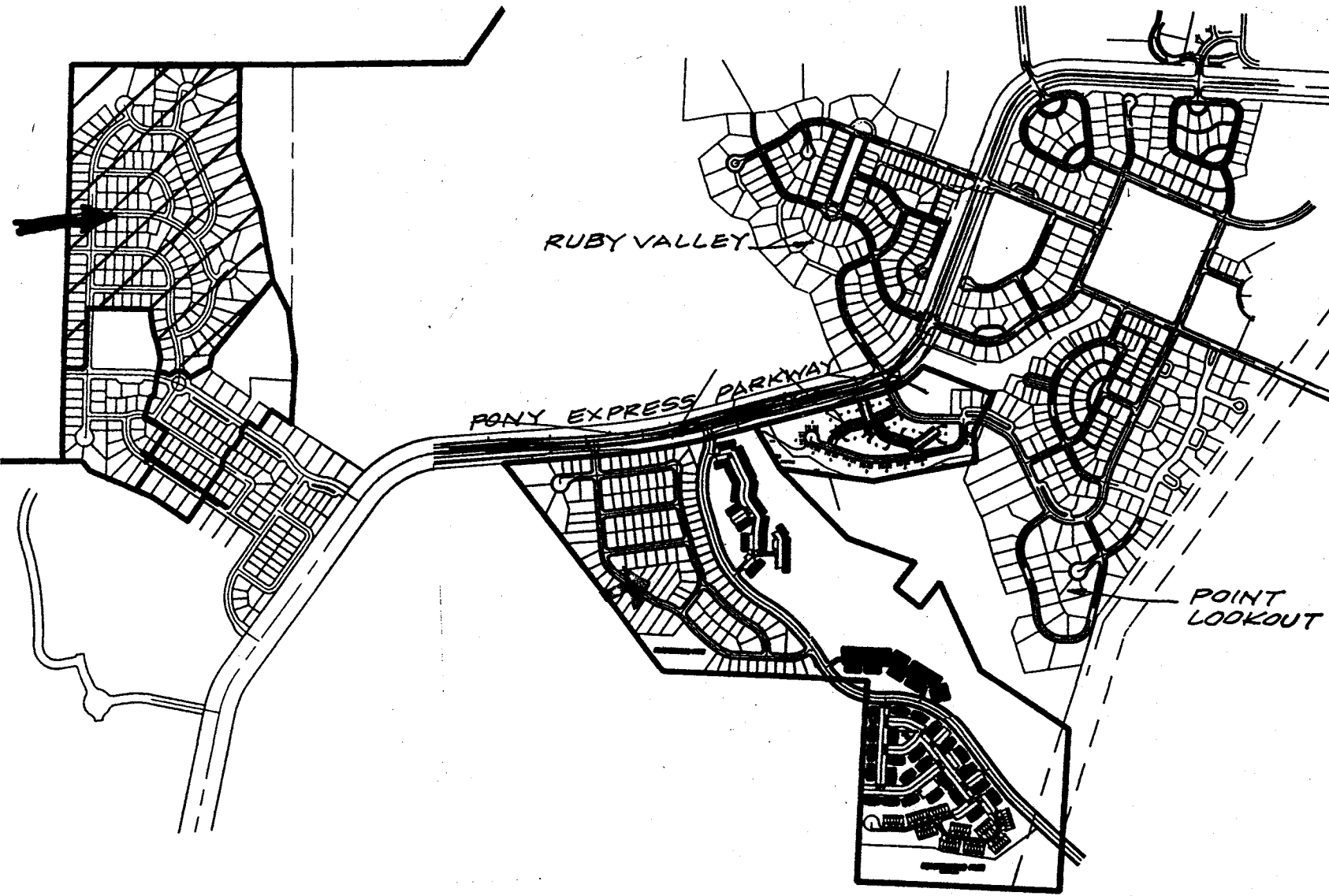
LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

NOTES:

- 1. ALL LOTS HAVE A 5.00' UTILITY EASEMENT (P.U.E.) ALONG ALL SINGLE FAMILY LOT LINES EXCEPT THE FRONT WHICH IS 10.00'
- 2. ALL PUBLIC OPEN SPACE IS TO BE DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 3. SIDEYARD SINGLE FAMILY LOT SETBACKS ARE 10' AND 5' OR 7.5' AND 7.5'.
- 4. RETAINING WALLS TO BE BUILT BY DEVELOPER OR HOME OWNER'S CONTRACTOR. NOT TO BE BONDED FOR UNLESS DEVELOPER IMPROVEMENT.

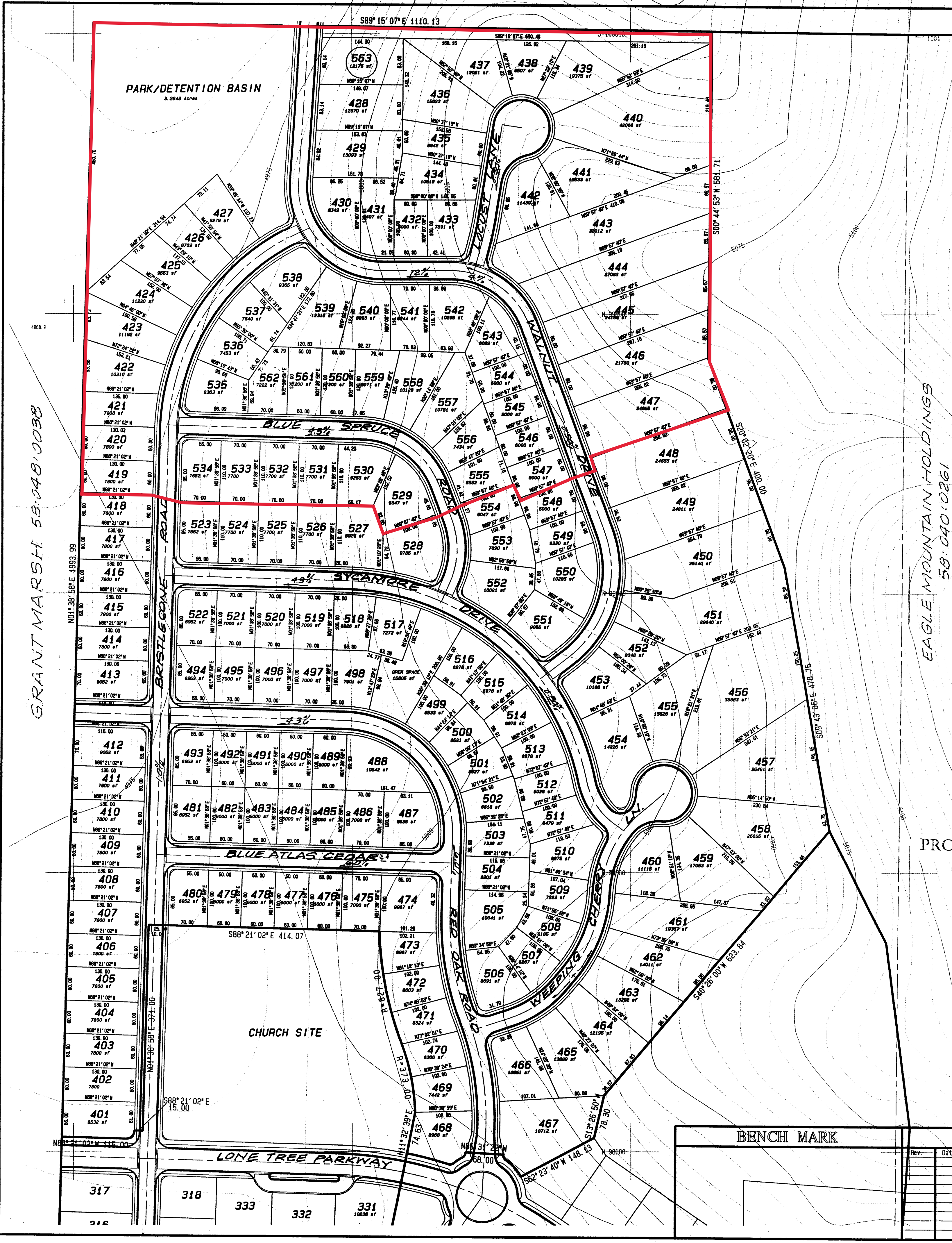
TABULATIONS:

- 1. TOTAL PLAT ACREAGE-----50.3555 ACRES
- 2. TOTAL LOT ACREAGE -----38.0895 ACRES
- 3. TOTAL ACREAGE IN STREETS-----8.6384 ACRES
- 4. TOTAL ACREAGE IN OPEN SPACE-----3.6276 ACRES
- 5. TOTAL ACREAGE IN NEIGHBORHOOD PARK-----2.2848 ACRES
- 6. AVERAGE LOT SIZE (Single Family) -----10179 S.F.
- 7. TOTAL NUMBER OF LOTS-----163 LOTS



VICINITY MAP

BENCH MARK			REVISIONS			F.J.Clark & Associates			LONE TREE II		
			Rev	Date	Description	6654 West 9680 North Highland, Utah 84003 (801) 492-1307			EAGLE MOUNTAIN, UTAH		
						Plans prepared under the direction of:			PRELIMINARY PLAT		
						Fred J. Clark P.E. 155153			Scale: 1"=100'		
						Date			Date: 2/4/06		
						Drawn by: F.J.C.			Sheet No. 1 OF 3		
						Designed by: F.J.C.					
						Checked by:					
						Approved by:					

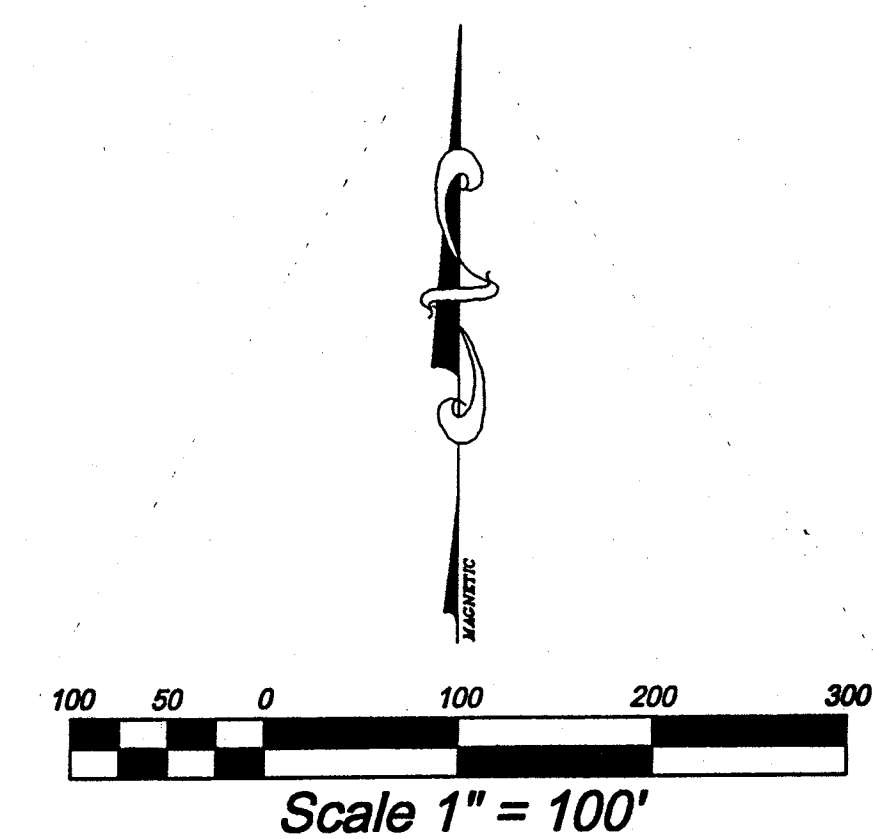


GRANT MARSH 58:048:0038

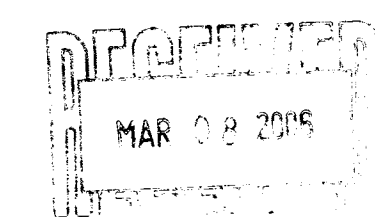
EAGLE MOUNTAIN HOLDINGS 58:040:0261



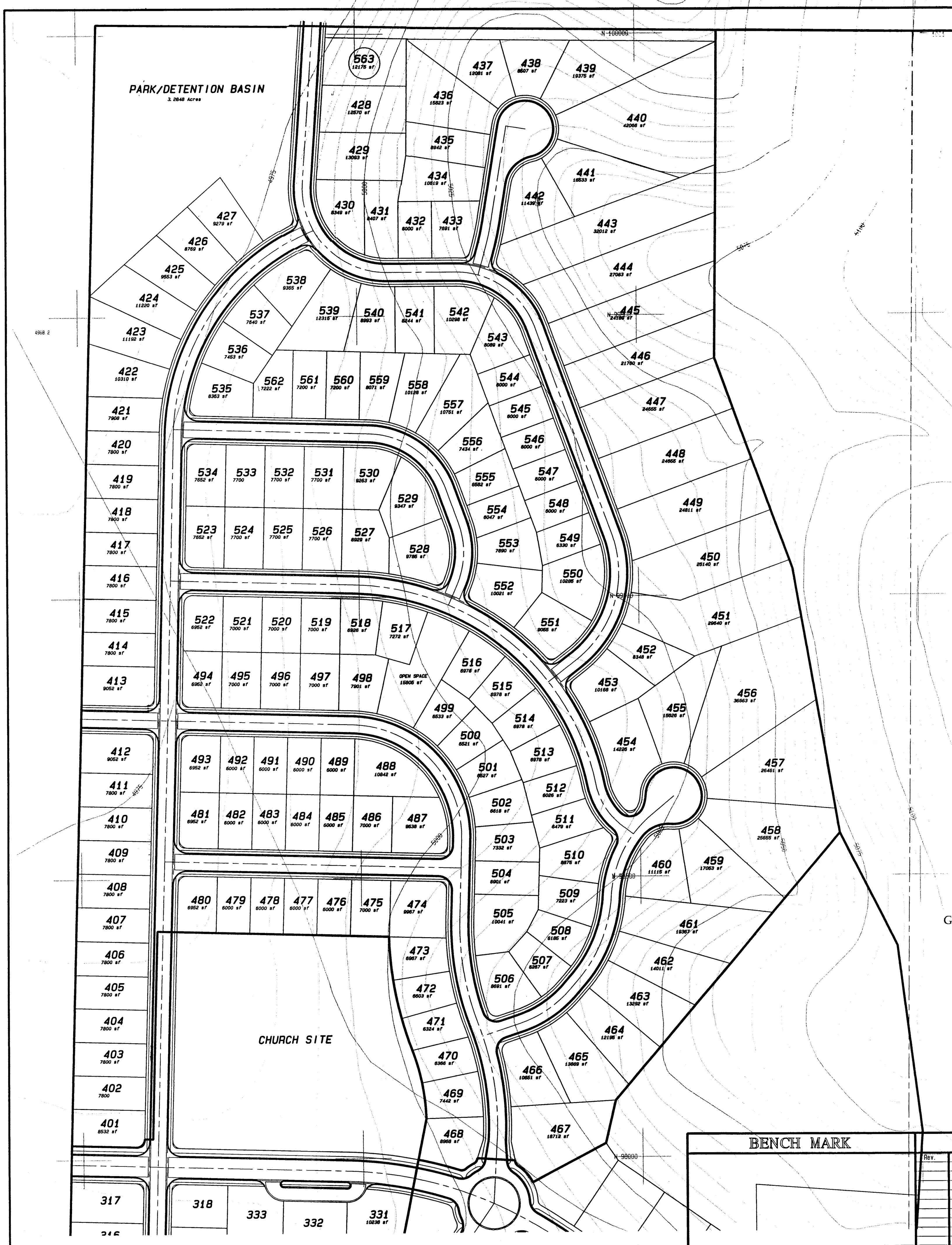
APPROVED
MAR 04 2005
REGISTERED



1. ALL WATER LINES, EXCEPT WHERE NOTED, ARE 8" LINES.
2. ALL SEWER LINES, EXCEPT WHERE NOTED, ARE 8" LINES.



BENCH MARK		REVISIONS				F. J. Clark & Associates		LONE TREE II	
		Rev.	Date	Description	App'd	6654 West 9680 North Highland, Utah 84003 (801) 492-1307 Plans prepared under the direction of: Fred J. Clark P.E. 155153 Date		EAGLE MOUNTAIN, UTAH	
								Scale: 1"=100'	
								Date: 2/4/06	
								Sheet No. 2 of 3	
						Drawn by: FJC	UTILITY PLAN		
						Designed by: FJC			
						Checked by:			
							Approved by:		



Lone Tree

Preliminary Storm Drainage Calculations

February 7, 2006

Introduction:

The purpose of this study is to determine the required detention storage to handle the 100-year 24-hour storm event.

Detention Pond Calculations:

The Lone Tree area drains to the Northwest corner of the site into an existing drainage channel which eventually drains to Tickville Wash. The Hillside areas that drain to this area where included in the calculations.

A Subarea map is attached showing the hillside areas. The C values for the detention calculations were averaged for each area.

A church site is located within this subdivision and it will be included in the detention calculations so that it will not need to detain storm water on the church site.

Using the rational method, a spreadsheet was prepared to determine the required detention storage. The spreadsheet is attached in the appendix and the required volume = 185,525 cubic feet or 4.2591 acre-feet.

The water from this detention basin will be released into the natural drainage channel via multiple outlet pipes as a way to evenly distribute the flow.

Conclusions:

The proposed area on the plans for the detention basin is adequate for the construction of the detention basin to handle the 100-year storm event.

**Lone Tree Subdivision
100-Year Storm Water Calculations
Detention Calculations
7-Feb-06**

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Residential Area	0.45	3896937	1753622
Church Site	0.70	170878	119615
Pervious-Hillside	0.30	2215420	664626
Total CA		6283235	2557862

Total Acres: 144.24
Qallow (0.2 cfs/acre) = 28.85

Detention calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
5	5.16	0.43	90940	8655	82285
10	4.50	0.75	158616	17309	141307
15	4.00	1.00	211489	25964	185525
30	2.20	1.10	232637	51928	180710
60	1.30	1.30	274935	103855	171080
120	0.70	1.40	296084	207710	88374
180	0.50	1.50	317233	311565	5667
360	0.27	1.60	338382	623131	-284749
720	0.14	1.66	351071	1246261	-895191
1440	0.09	2.26	477964	2492523	-2014559

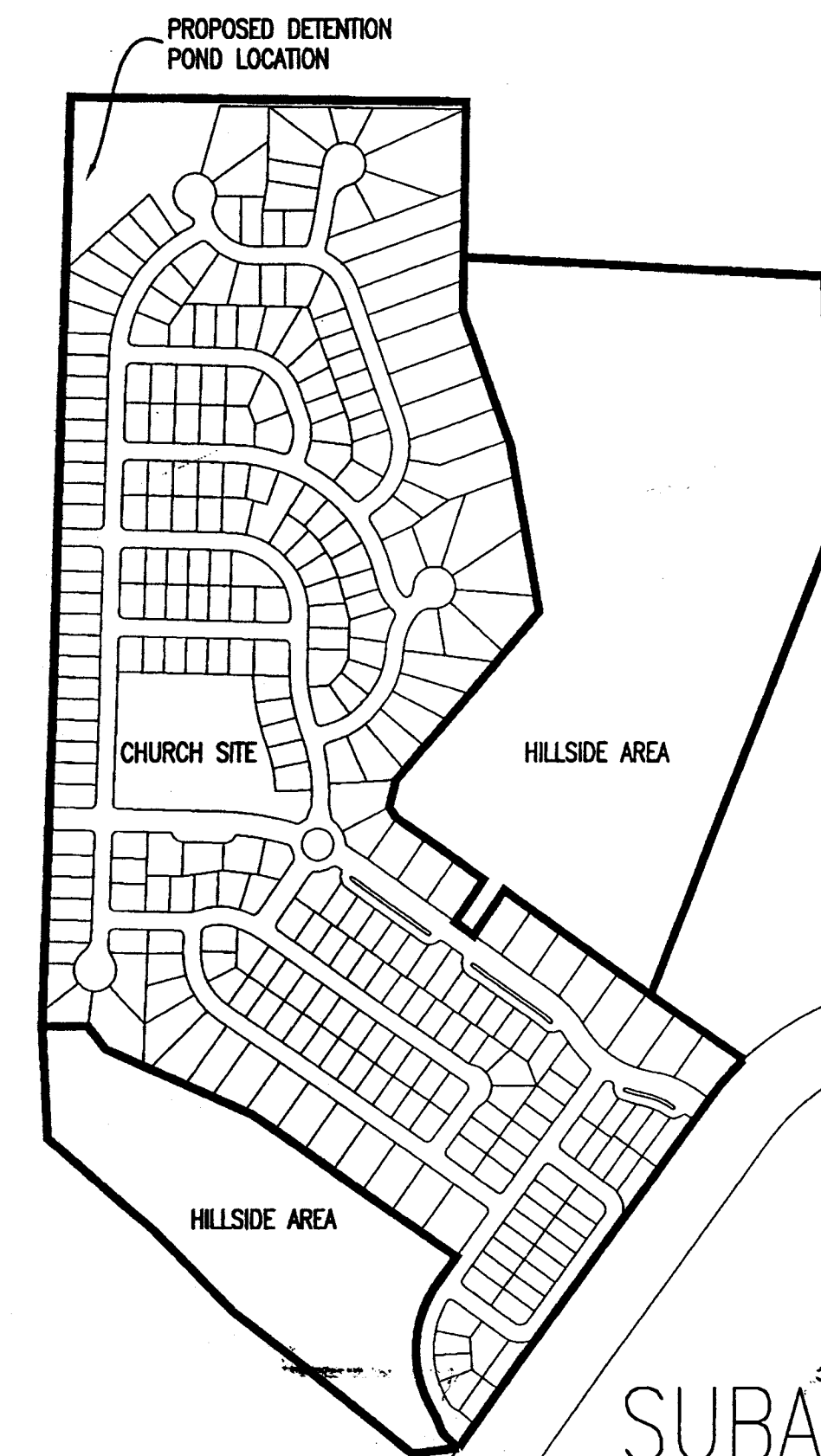
Required Detention Storage 185,525 cf

Notes:

A, B, & C are based upon Eagle Mountain 100-year rainfall data
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CIA
E = an allowable release rate (0.2 cfs/acre) x A x 60 sec.
F = D - E to determine storage volume

GRADING, DRAINAGE, AND EROSION PLAN NOTES:

- ALL EXISTING AND FUTURE ROADWAYS ARE SHOWN WITH DESERT TYPES OF VEGETATION COVERING MOST OF THE GROUND.
- THE PROJECT HAS VALLEYS AND HILLS WITH THE VALLEYS CONTAINING MOSTLY FINES SILTS, SOME CLAYS, AND SANDS WITH THE POTENTIAL OF COLLAPSIBLE SOIL CHARACTERISTICS. APPROACHING THE HILLS, THE SOILS BECOME MORE GRAVELLY WITH BEDROCK PROTRUDING MORE PREDOMINATELY.
- WITH THE AFOREMENTIONED CHARACTERISTICS, GRADING WILL BE MINIMIZED AS MUCH AS POSSIBLE TO AVOID MAJOR CUT AND HILL SLOPES. REMOVAL OF ROCK AND DISTURBANCE OF DRAINAGE PATTERNS.
- THE STORM DRAIN SYSTEM WILL BE SOMEWHAT EXTENSIVE TO INSURE THAT GRADING WILL BE MINIMAL.
- A COMPLETE GEOTECHNICAL AND SOILS REPORT WILL BE FORTHCOMING WHEN REQUIRED.



BENCH MARK		REVISIONS		F.J.Clark & Associates		LONE TREE II	
Rev.	Date	Description	App'd	6654 West 9680 North Highland, Utah 84003 (801) 492-1307		EAGLE MOUNTAIN, UTAH	
				Plans prepared under the direction of:		Drawn by: F.J.C.	Scale: 1"=100'
				Fred J. Clark P.E. 155153 Date		Designed by: F.J.C.	Date: 2/4/06
						Checked by:	Sheet No. 3 of 3
						Approved by:	

N 1/4 SEC 25
T5S, R2W, SLB&M

LDS CHURCH
58:047:0010

BELLE STREET INVEST. LLC
58:047:0017

NE COR SEC 25
T5S, R2W, SLB&M
ELEV = 5101.09

NORTH 29.62'
EAGLE MTN CITY
58:048:0096
N 43°58'06" E 73.94'
EAST 42.46'

N 89°15'7" W 303.58'
BASIS OF BEARING

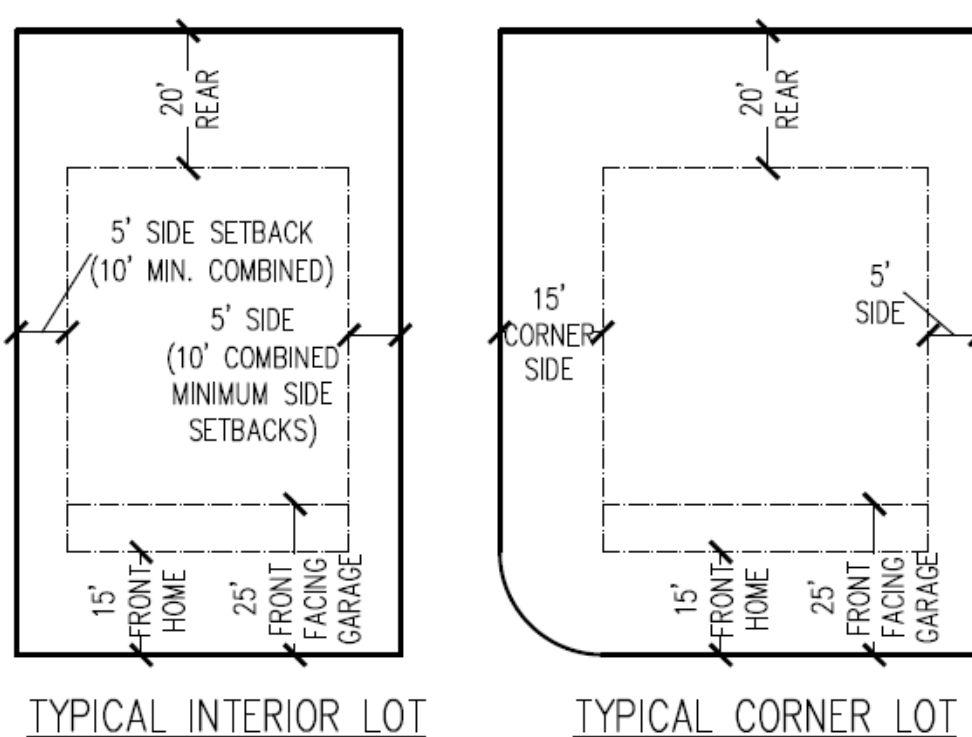
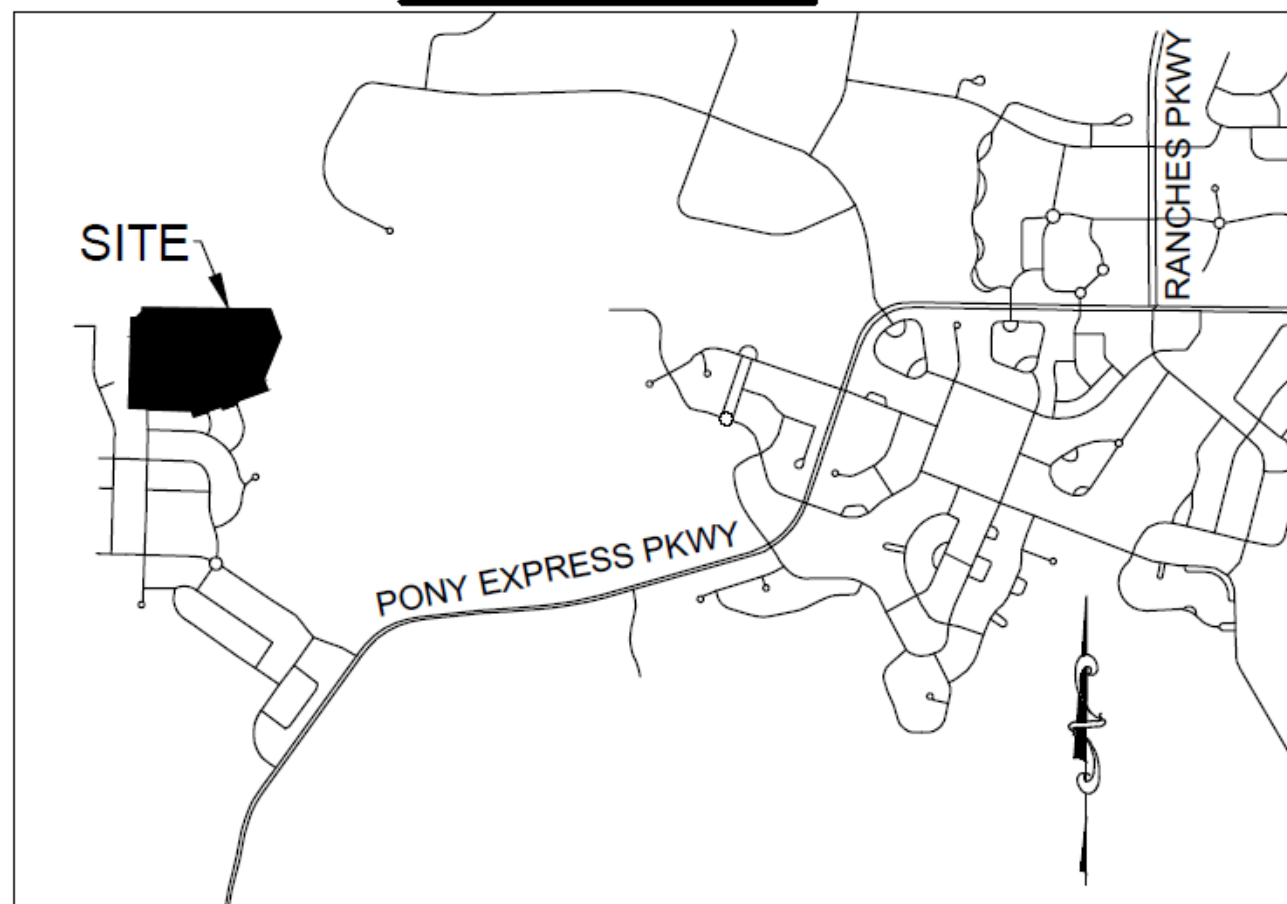
LEGAL DESCRIPTION

Beginning at a point located North 89°15'07" West along section line 303.58 feet from the Northeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence South 20°02'00" East 246.26 feet; thence South 22°05'49" West 377.38 feet; thence South 20°02'20" East 96.44 feet; thence along the northerly boundary of Lone Tree at Circle Five Ranch Plat "E" the following eleven courses and distances: 1) South 69°57'48" West 254.78 feet, 2) South 44°19'12" West 55.46 feet, 3) South 69°57'40" West 100.00 feet, 4) North 20°02'20" West 28.16 feet, 5) South 69°57'40" West 100.00 feet, 6) South 63°59'40" West 50.27 feet, 7) South 69°57'40" West 100.00 feet, 8) North 20°02'20" West 52.85 feet, 9) North 88°21'02" West 345.17 feet, 10) North 77°02'27" West 50.99 feet, and 11) North 88°21'02" West 129.94 feet; thence North 1°38'23" East along the easterly boundary of Sunset Ridge Phase A Plots 1 and 2 a distance of 753.61 feet; thence East 42.46 feet; thence North 43°58'06" East 73.94 feet; thence North 29.62 feet; thence South 89°15'07" East along section line 1066.76 feet to the point of beginning. Area = 22.019 Acres

GENERAL NOTES

- SEE SHEET 3 FOR EXISTING CONTOURS.
- THERE ARE SOME AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. THEREFORE, A SLOPE ANALYSIS PLAN HAS BEEN PROVIDED FOR THIS SITE.
- BUILDING SETBACKS ARE SHOWN ON THIS PLAN AND INCLUDE 15' FRONT, 25' DRIVEWAY, 20' REAR, 15' CORNER LOT, AND SIDE TOTAL OF 10' WITH 5' MIN. ON ONE SIDE.
- ALL ROADS WILL BE PUBLIC AND MEET CITY STANDARDS.
- A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
- ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
- HOMES CONSTRUCTED WITHIN THIS SUBDIVISION MUST COMPLY WITH CITY CODE ARCHITECTURAL DESIGN REVIEW.
- CITY WILL OWN AND MAINTAIN THE PROPOSED OPEN SPACE AREAS SHOWN ON THIS PRELIMINARY PLAT.
- NO TURNAROUNDS WILL BE NEEDED WITH THE CURRENT PROPOSED PHASING.
- EXISTING ZONE = TOWN CORE
- THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
- PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.

VICINITY MAP



SHEET INDEX

- PRELIMINARY PLAT
- UTILITY PLAN
- GRADING, DRAINAGE & EROSION PLAN

PLAT CALCULATIONS

TOTAL ACREAGE:	22.02 ACRES
BUILDABLE ACREAGE:	22.02 ACRES
TOTAL ACREAGE IN LOTS:	18.70 ACRES
TOTAL ROADWAY AREA:	3.31 ACRES
TOTAL OPEN SPACE (INCLUDES PONDS):	1.74 ACRES
TOTAL DEVELOPED OPEN SPACE*:	1.41 ACRES
AVERAGE LOT SIZE:	14,294 SF/0.33 ACRES
LARGEST LOT SIZE:	63,206 SF/1.45 ACRES
SMALLEST LOT SIZE:	5,452 SF/0.13 ACRES
OVERALL DENSITY:	2.59 LOTS/ACRE
TOTAL # OF LOTS:	57 LOTS
*INCLUDES 75% OF POND	

Scale 1" = 50'



LAND SURVEYOR:
AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

BENCH MARK

NORTHEAST CORNER, SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 2
WEST, SALT LAKE BASE AND
MERIDIAN
ELEVATION = 5101.09

REVISIONS

Rev.	Date	Description	App'd

Developer/Property Owner:

Brian Huckell
Phone: (801) 592-3972

EXCE ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 736-4504; F: (801) 736-4511

LONE TREE - PLAT F

EAGLE MOUNTAIN

UTAH

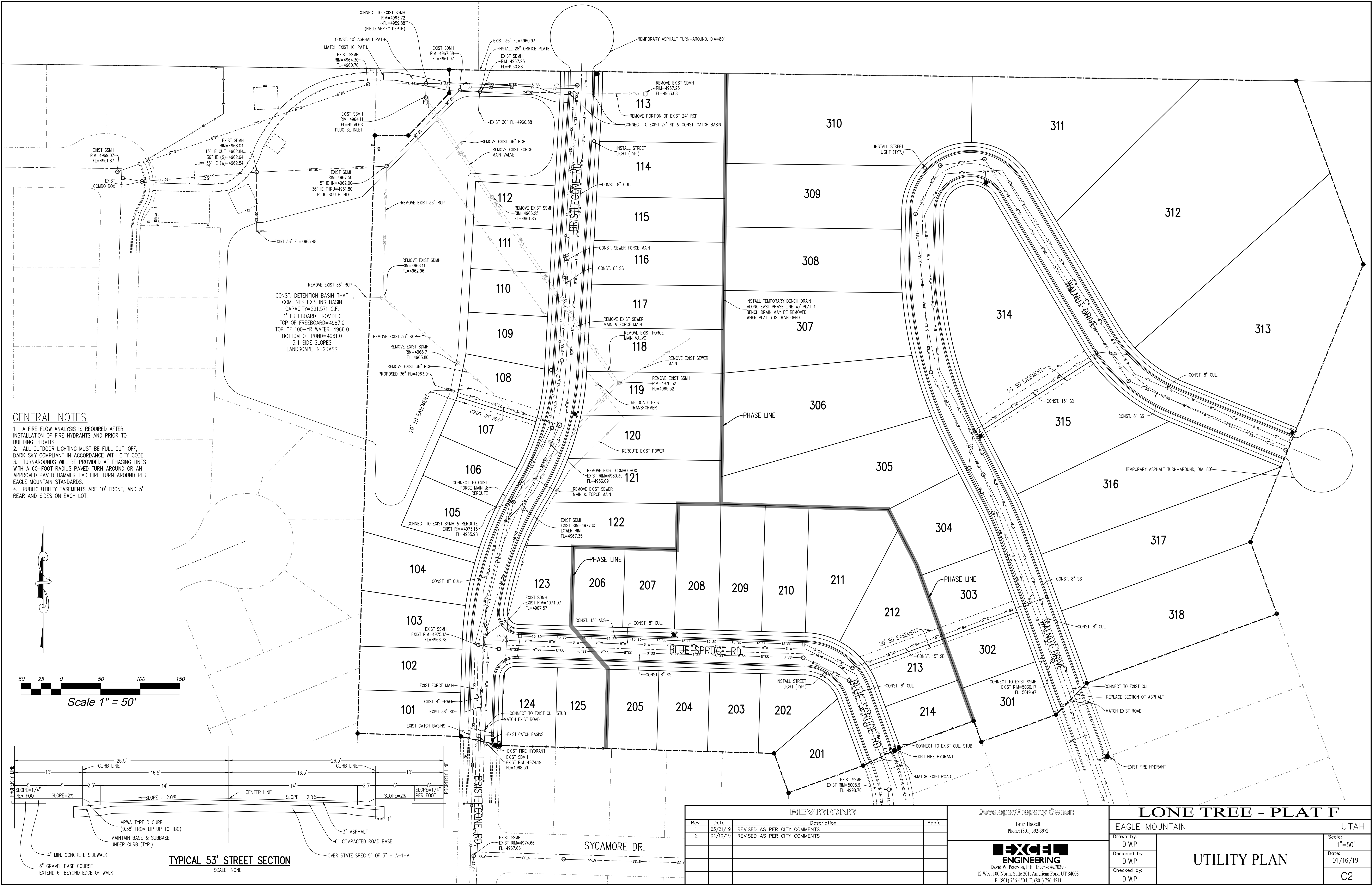
Drawn by:
D.W.P.
Designed by:
D.W.P.
Checked by:
D.W.P.

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, SLB&M

Scale:
1"=50'
Date:
01/18/2019
C1





GENERAL NOTES

- 1. A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
- 2. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
- 3. TURNAROUNDS WILL BE PROVIDED AT PHASING LINES WITH A 60-FOOT RADIUS PAVED TURN AROUND OR AN APPROVED PAVED HAMMERHEAD FIRE TURN AROUND PER EAGLE MOUNTAIN STANDARDS.
- 4. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.

REVISIONS				
Rev.	Date	Description	App'd	
1	03/21/19	REVISED AS PER CITY COMMENTS		
2	04/10/19	REVISED AS PER CITY COMMENTS		

Developer/Property Owner:
Brian Haskell
Phone: (801) 592-3972

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

LONE TREE - PLAT F

EAGLE MOUNTAINUTAH

Drawn by:
D.W.P.

Designed by:
D.W.P.

Checked by:
D.W.P.

Scale:
1"=50'

Date:
01/16/19

C2



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
M/P	MALUS X 'PRARIEFIRE'	PRARIEFIRE CRABAPPLE	8	2" CAL.	LOW	
M/S	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	6	2" CAL.	LOW	
PA	PLATANUS ACERFOLIA	LONDON PLANETREE	8	2" CAL.	MODERATE	
PVC	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	13	2" CAL.	LOW	
PNA	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3	2" CAL.	LOW	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	12	5 GAL	LOW	
PA'L	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	22	1 GAL	LOW	
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	9	5 GAL	MODERATE	
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	29	1 GAL	LOW	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	3/4" OQUIRRH GRAVEL (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	4,563 SQ.FT. (42.3 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	111,158 SQ.FT.	DROUGHT TOLERANT VARIETY *SEE NOTE BELOW

PARKS & OPEN SPACE WORKSHEET

	REQUIRED	PROVIDED	OVERAGE
REQUIRED IMPROVED OPEN SPACE ACRES	1.31 ACRES	1.31 ACRES	
REQUIRED AMENITY POINTS	131 POINTS	131 POINTS	

SITE MATERIALS

SYMBOL	POINTS AVAILABLE	PROPOSED QUANTITIES	PROPOSED POINTS
BENCH	2	2	4
TREES	.4 EACH	38	15.2
TRAILS (PER 100 LINEAR FEET)	6	1,369 LN. FT.	82 (MAX 43)
WORKOUT EQUIPMENT	2 PER \$1,000	\$34,400	68.8
TOTAL POINTS = 131			

LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 - THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
- ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
 - FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
 - 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 - IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
 - ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
 - THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS
- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
 - NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
 - ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.
- DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3' AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6' AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE
03-19-2019

PROJECT NUMBER
UT19003

NO. REVISION DATE

1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

LONE TREE-PLAT F
OFF BRISTLECONE ROAD
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

BRIAN HASKELL
R5 DEVELOPMENT.LLC
(801) 592-3972
BRIAN@SCMUTAH.COM

Client / Engineer:

DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

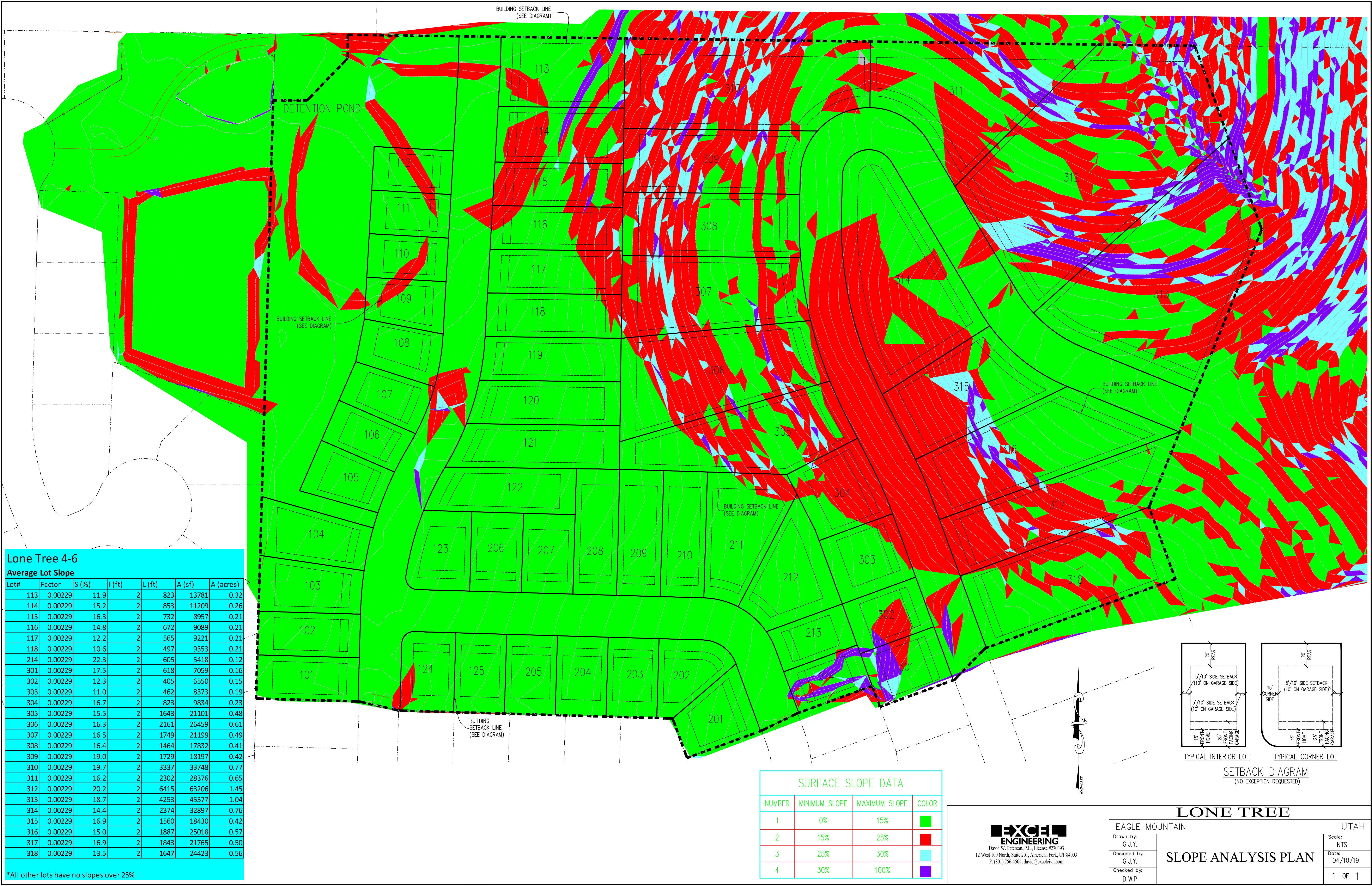
LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 3/19/2019

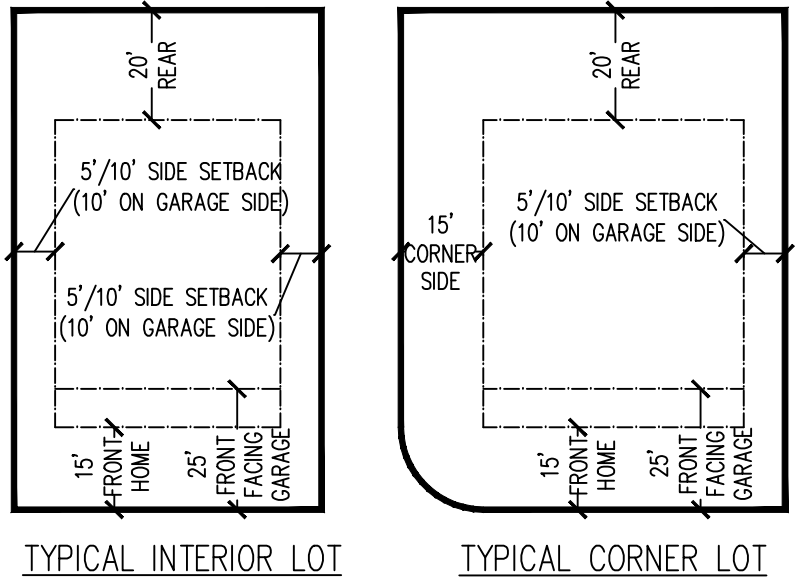
LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-COLOR



Lone Tree 4-6						
Average Lot Slope						
Lot#	Factor	S (%)	l (ft)	L (ft)	A (sf)	A (acres)
113	0.00229	11.9	2	823	13781	0.32
114	0.00229	15.2	2	853	11209	0.26
115	0.00229	16.3	2	732	8957	0.21
116	0.00229	14.8	2	672	9089	0.21
117	0.00229	12.2	2	565	9221	0.21
118	0.00229	10.6	2	497	9353	0.21
214	0.00229	22.3	2	605	5418	0.12
301	0.00229	17.5	2	618	7059	0.16
302	0.00229	12.3	2	405	6550	0.15
303	0.00229	11.0	2	462	8373	0.19
304	0.00229	16.7	2	823	9834	0.23
305	0.00229	15.5	2	1643	21101	0.48
306	0.00229	16.3	2	2161	26459	0.61
307	0.00229	16.5	2	1749	21199	0.49
308	0.00229	16.4	2	1464	17832	0.41
309	0.00229	19.0	2	1729	18197	0.42
310	0.00229	19.7	2	3337	33748	0.77
311	0.00229	16.2	2	2302	28376	0.65
312	0.00229	20.2	2	6415	63206	1.45
313	0.00229	18.7	2	4253	45377	1.04
314	0.00229	14.4	2	2374	32897	0.76
315	0.00229	16.9	2	1560	18430	0.42
316	0.00229	15.0	2	1887	25018	0.57
317	0.00229	16.9	2	1843	21765	0.50
318	0.00229	13.5	2	1647	24423	0.56

*All other lots have no slopes over 25%

SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0%	15%	Green
2	15%	25%	Red
3	25%	30%	Light Blue
4	30%	100%	Purple



SETBACK DIAGRAM
(NO EXCEPTION REQUESTED)



LONE TREE		
EAGLE MOUNTAIN		UTAH
Drawn by: G.J.Y.	SLOPE ANALYSIS PLAN	Scale: NTS
Designed by: G.J.Y.		Date: 04/10/19
Checked by: D.W.P.		1 OF 1



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 12, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:33 p.m.

Commissioner Everett said the Planning Commission meetings will have an updated format going forward. A work session will be held at 5:30 p.m. with discussion continuing until 6:15 p.m., at which time a 15-minute break will occur. The policy session will begin at 6:30 p.m. During the policy session, staff will provide a presentation for each item, clarifying questions from the Planning Commission relating only to items in the staff's presentation that are unclear. After staff's presentation, the applicant will be invited to offer a short five- to ten-minute presentation. If the item is a public hearing item, the hearing will be held after the applicant's presentation. During public hearings, individual comments will be limited to three minutes each. After the hearing ends, the applicant may respond to public comments. Finally, the Planning Commission will discuss the item among the Commission, with staff, and with the applicant, and then a motion will be made.

Planning Manager Michael Hadley explained the work sessions are public meetings that will be recorded, and minutes will be taken. The work sessions will provide time for staff to discuss upcoming projects. These sessions will not be a time to discuss the current meeting's agenda items, as happens during the City Council work sessions.

Community Development Director Steve Mumford said the work sessions will be informational and will provide the Planning Commissioners a general overview of upcoming items.

1. Discussion Item

1.A. Planning Commission Strategy Session

Cedar Development

Mr. Hadley presented an updated design for Cedar Development and said the applicant will present the project at a future meeting. The concept plan presented recently to the Planning Commission contained townhomes, senior living space, and a commercial area; however, the applicant is no longer designating space for senior living. The applicant also stated finding tenants for the commercial area has proven to be difficult, but they are still attempting to develop that area as such.

Planner Tayler Jensen said the applicant used the Planning Commission's feedback and has prepared three new townhome designs. The buildings will have double fronts, with the front and back sides of the townhomes appearing to be the front of the building. As the buildings will not have clear back yards, the applicant has also removed the fencing along the roads.

Community Development Director Steve Mumford said the City is currently performing a legal review of the plan, as the Ranches Master Development Plan has expired. Depending on the outcome of that review and any comments from the State Ombudsman, the applicant will either apply for a rezone to allow residential within this site, or the applicant will state that the project has vested density and does not require a rezone to move forward.

Commissioner Wood asked for a future discussion to review residential design standards. He stated his dislike for current residential development that consist of mainly stucco.

Sage Park Storage

Mr. Hadley said Sage Park Storage will be presented as a concept plan to the Planning Commission at a future meeting. The applicant has proposed a storage business adjacent to Sage Park subdivision. He explained the area is designated as Campus Employment Center on the Future Land Use Plan. Mr. Mumford said the Planning Commission and City Council will determine if this commercial storage use is compatible with the general plan, or if this use will require an amendment to the plan. Mr. Hadley said the transportation plan designates a road that would isolate this section of land, offering a potential reason to allow this use.

Gateway Park 4

Mr. Hadley said Gateway Park 4 is east of the Spring Run subdivision and will be presented to Planning Commission as a concept plan at a future meeting. It is an affordable housing project that may be designated as Section 8 housing. He explained the applicant has an additional plan with potential townhomes included in order to meet buffering requirements.

Planner Tayler Jensen said the project has structured parking, with four stories above the parking. The City has a height restriction of 35 feet. The applicant has stated they will request an alternative parking standard. Municipal Code requires 2.33 parking stalls per

unit. The project will contain many one- and two-bedroom units, and the applicant does not believe that number of parking stalls will be needed. The density will be between 21 and 22 dwelling units per acre.

Commissioner Wood stated apartments will be developed in the City, but stated this area is not compatible with this use. Mr. Jensen said the property is zoned Industrial and would require a Municipal Code change as well as amendments to the General Plan and the master development plan for this area.

Commissioner Wood expressed concerns that the parking may not be adequate if an alternate parking plan is approved, and asked if the City should regulate parking structures. Mr. Mumford said the cost of parking stalls increases dramatically as parking structures increase in height. He said garages are commonly used for storage, causing vehicles to be parked in guest parking or along streets. A potential reason to allow a reduced parking standard is that these parking stalls cannot be used for storage and will be used appropriately for parking.

Mr. Mumford said staff does not know what the final plan will be for this project, but the applicant anticipates he will request a reduced open space requirement. The City standard is 1,000 square feet of approved open space per unit. The project will have many one-bedroom units, and the applicant suggested that amount of open space will not be necessary. Mr. Jensen said the applicant has said the apartments may be used for out-of-state employees traveling to Eagle Mountain to work on large-scale construction projects.

General Plan

Mr. Mumford said staff is looking at potential minor changes to the General Plan. A landowner in the City has older engineered plans for the contour of the eastside hillsides, and believes some land designated as Parks and Open Space land is buildable land and should be designated Foothill Residential. An amendment may come before the Planning Commission to adjust the line between those designations. Another change is a correction to one parcel that was mistakenly designated Residential III to the intended designation of Commercial.

Commissioner Gray stated if land is changed from one zone, the original zone should be added to another section within the City to maintain balance.

Mr. Jensen said a property owner outside of Eagle Mountain is considering bringing a large section of land into the City to be designated industrial.

Mr. Mumford said to improve communication between the Planning Commission and the City Council, they are now including Planning Commission meeting minutes in the City Council packets.

Commissioner Everett recessed the meeting at 6:09 p.m. and reopened the meeting at 6:30 p.m.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director, Michael Hadley, Planning Manager; and Lianne Pengra, Recording Secretary.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 12, 2019 Minutes

MOTION: *Jared Gray moved to approve the February 12, 2019 Planning Commission meeting minutes. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

5. Action and Advisory Items

5.A. Eagle Heights Village, Conditional Use Permit, Site Plan, and Master Development Plan - Public Hearing

Community Development Director Steve Mumford said this project is south of Eagle Point I and east of the utility corridor. The proposed plan includes 310 duplex units on approximately 51.38 acres for a project density of 6.033 dwelling units per acre. The Tier III Residential developments require a conditional use permit. A master development plan is required for projects over 5.2 dwelling units per acre; in this project, the master development plan can serve as the preliminary plat.

Mr. Mumford said Airport Road is a major arterial road located just west of the project and Eagle Mountain Boulevard is a planned 94-foot ROW with 40 feet on each side of the median. Currently, a 35-foot area is included south of the median; the applicant would need to dedicate approximately five feet along Eagle Mountain Boulevard to bring the right-of-way to the full forty feet. The plan largely meets connectivity standards, with one block being too long without an additional connection.

Mr. Mumford explained residents from this neighborhood will attend Mountain Trails Elementary. Staff considered safe routes to the elementary school and found the nearest trail on the south side of the road to be 1,800 feet away. If the Planning Commission and the City Council require the applicant to tie into the existing trail, the applicant should receive additional amenity points.

Mr. Mumford said the project includes an alternate open space and amenity plan. Municipal Code requires 1,000 square feet of open space per unit; this project requires 7.12 acres of park space and 712 amenity points. The plan includes 3.17 acres of open space with a proposed buy down of 3.95 acres of open space. City code allows applicants to buy down open space requirements by providing 150% amenity points for the buy down portion. The buy down of 3.95 acres of open space would cost 592.5 amenity points. The project will require a total of 1,304.5 points, and the applicant is proposing 1,682 amenity points. The City has not given amenity points for clubhouses or lighting in the past, but that may be because developments have not requested points for those types of amenities.

Discussion ensued on future transportation routes in the area.

Kirt Peterson with Horizon Development explained the plan was adjusted based on the Planning Commission's feedback on the concept plan. The pool is 1,362 square feet, which is 100 square feet larger than is required for two pools. They have phased the plan based on financing purposes. One lender requires amenities to be built with each phase, so the amenities will be built throughout the development process.

Commissioner Wood expressed concerns with parking availability for the splash pad and pool. Mr. Peterson agreed and stated he will adjust the plan to add more parking.

Commissioner Gray asked if the developer will put funds in escrow for future amenities, or if amenities will be built as the development continues. Mr. Mumford said escrow of \$3,750 per lot is required, and as the amenities are completed, funds are released. Mr. Peterson explained they are frontloading many of the amenities, so with completion of phase 1, more amenities will be in place than required.

Commissioner Gray asked how many points of access will be included in the project. Mr. Peterson said they will have two points of access, with one being a temporary access until future development occurs adjacent to Eagle Heights Village.

Regarding the road that does not meet connectivity standards, Mr. Peterson said the 1061-foot road is approximately 125 feet longer than allowed, and they are asking for an exception for that specific road. He said phases one through three will have 80 units each, with the balance being built in phase four. They will install a six-foot concrete fence around the entire development. They will also include fencing between the units that mixes the concrete with intermittent wrought iron fence.

Commissioner Wood asked why the applicant is requesting amenity points for the clubhouse, as the City typically does not offer points for structures. Mr. Peterson said the community center they are building is much nicer and significantly larger than is

required. The facility will cost over \$200 per square foot. It has a full kitchen, exercise facilities, and is nice enough to host weddings.

Commissioner Wright asked if the applicant is willing to add a trail for the school pedestrian traffic, and expressed a desire that the applicant provide a larger open space area for recreation. Mr. Peterson said any trail they install will be temporary in nature, and when Eagle Mountain Boulevard is completed, the trail will need to be redone to meet standards for the extended road.

Mr. Peterson explained they have thousands of this type of property and have found that the amenities provided in this project are those that are used by residents. He said the cost of water is three to four times higher in Eagle Mountain than other areas, which affected the decision to provide the amenities as designed in this plan.

Commissioner Gray asked if garages would be the main focal point of the facades. Mr. Peterson said two-car garage doors are large, so they recess the garages to keep the garage elevations set back from the front entryways.

Commissioner Wood asked what product variation would be included within the development. Mr. Peterson said they have six available floor plans. Each floor plan has four different building types with four color options for each building type. Each individual plan will be repeated only one or two times in the entire development. The intent is to add gables and other materials in order to avoid the appearance of all stucco homes.

Commissioner Everett opened the public hearing at 7:11 p.m.

Jeff Ruth suggested the entrance on the south side be improved to match the entrance on the north side, and he asked if additional connections could be added on to Lake Mountain Road.

Commissioner Everett closed the public hearing at 7:13 p.m.

Mr. Mumford stated Lake Mountain Road is designated as a residential road but acts as a collector road. More access points would better meet connectivity code, but the applicant spaced out the access points to the road to better match what is required for a collector road.

Mr. Peterson explained they will add asphalt to two thirds of the width of Lake Mountain Road to improve the current dirt road. There will be room for a parked vehicle and two lanes of traffic. When development occurs to the east, that development will complete the east side of Lake Mountain Road. He said there is not room to include a similar entry design on the south side of Lake Mountain Road, as they are developing to the south border of the property. He stated the Municipal Code does not require an entry monument island and they do not want to include one at this site.

Commissioner Gray asked if the project meets the Future Land Use Map designation of Foothill Residential. Commissioner Wood said it does not comply with that designation.

Commissioner Gray expressed concerns that the east side of the development does not meet transition requirements to the Foothill Residential areas.

Discussion ensued regarding master development plan requirements for developments in the City.

Mr. Mumford clarified the original zone of the property is Residential and there is no existing vesting for the property to the east of this project. He explained the transition requirement applies to either smaller lots to larger lots, or larger lots to smaller lots. He said an adjacent developer to the east can build half-acre lots, if they so desire; the City will not require smaller lots to be developed before building larger lots.

Commissioner Gray said he would prefer the quarter-acre transition lots be developed within this project, versus in future development to the east. He also expressed concerns that residents would travel through The Ranches instead of using Eagle Mountain Boulevard to exit the City.

Discussion ensued regarding approval criteria for conditional use permits.

Mr. Mumford explained the property is zoned Residential, and all Tier III projects require a conditional use permit. He said State law dictates that conditional use permits shall be approved if conditions can be placed to mitigate nuisance or compatibility issues the project's use may cause. The direction staff has received is to review the project based on the existing zone; the conditional use permit review should be focused on the use, not the layout or other details in the project.

Mr. Peterson reiterated the fact that the property is zoned Residential, and the current zone governs the land's use. A future land use plan is used in determining rezones. He said the project is not feasible with single-family homes on the east side.

Commissioner Everett stated he is not concerned with the garages in the project; the nature of the project helps mitigate possible issues with garages being the focal point of facades. He said the lighting of the sports court is a legitimate item for amenity points; however, the clubhouse is a required amenity for this project and he is not comfortable allowing amenity points for that facility. He said he likes the single large pool, versus two smaller pools, and appreciates that it was located in the center of the community. He expressed appreciation that the applicant will considering adding parking for the pool and splash pad, but voiced concerns regarding how additional parking would affect surrounding residents. He said he would prefer the lot transition to larger lots begin within this development.

Regarding future roads and the Foothill Residential designation, Commissioner Wood stated the Planning Commission cannot pick which parts of the Future Land Use Plan they use to review the project. He stated changing the east row to single-family homes is a compromise that would allow the project to comply with the Future Land Use Map and said he did not appreciate the lack of flexibility the applicant expressed.

Mr. Mumford stated if the Future Land Use Map designated a property as Residential, but the property was zoned Commercial, a conditional use permit for a business such as a fast food restaurant would be allowed. He reiterated that State law says conditional uses shall be approved if conditions can be placed to limit detrimental aspects of the project.

Commissioner Wood stated a condition of approval for the conditional use permit could be that the east end needs to be single-family homes. He said the Planning Commission cannot dismiss the time spent by all entities in compiling the land use document, and the document should be utilized as a guide in determining this project's approval.

Mr. Peterson requested City staff communicate with City attorneys to determine what document is to be used to review this project. The property is zoned Residential and if he meets conditions noted in the Municipal Code, the conditional use permit must be approved. He said the zoning and the general plan do not match each other in their current states. Compliance with the general plan is not possible, as the City does not have a Foothill Residential zone in place. Conditional uses are similar to permitted uses, not rezones. He said a buffer to the east would be appropriate if the Foothill Residential zone was in place. They incorporated all of the Planning Commissions' requests into the current version of the plan.

Mr. Mumford said 17.95.80 of the Municipal Code describes six optional conditions relating to compliance with the intent of the general plan. When the zone does not comply with the general plan, attorneys recommend using the current zoning as a basis for review.

Commissioner Gray the developer would only lose three to four units if they were to change the duplex units to single-family homes along the east row. Mr. Mumford clarified the width of the duplex units. With side setbacks considered, the applicant would lose density if those changes were made.

Commissioner Wood said the conditional use permit could be denied based on Municipal Code Chapter 17.95.080 item D.6.

Commissioner Wright stated his preference to approve the conditional use permit with conditions and send the remaining applications to the City Council for review. He said he does not agree with the parks and open space as proposed in the plan, and stated he would like the plan to include the full seven acres of open space. He said Municipal Code changes need to be in place in order to reflect the Future Land Use Plan.

Mr. Mumford said regarding allowing amenity points for the clubhouse, a benefit to residents is the clubhouse can be used year-round, where outdoor amenities may only be used nine months of the year.

Commissioner Wright asked what findings of fact allow a denial of the conditional use permit. Commissioner Everett recommended approving the permit and allowing the City Council to discuss the project's final plans.

Commissioner Wood said the conditions within 17.95.060 D allow a denial and said the plan does not meet connectivity requirements. Commissioner Wright said those concerns can be mitigated with approval conditions.

Commissioner Wood said the open space does not comply with City requirements. Commissioner Everett said the Municipal Code allows the applicant to pay a fee in lieu.

Commissioner Wood said the development requires two swimming pools, but the plan only contains one. Commissioner Wright explained the plan includes one pool that is larger than the two required pools combined. He said the State law requires the conditional use permit be approved if conditions can be placed to mitigate detrimental affects.

Commissioner Gray said only one finding of fact is needed to deny the application.

Mr. Mumford asked the Commissioners to focus on the use of the project, e.g., twin homes versus single-family homes. He said connectivity and parks issues can be mitigated with conditions. He clarified the Planning Commission should recommend denial of the site plan and master development plan if they chose to deny the conditional use permit.

Commissioner Wright reiterated that he does not believe there are findings of fact that cannot be mitigated by conditions.

MOTION: *Matthew Everett moved to approve the Eagle Heights Village conditional use permit as presented. Brett Wright seconded the motion. Those voting aye: Matthew Everett and Brett Wright. Those voting nay: Rich Wood and Jared Gray. The motion failed with a vote of 2:2.*

Discussion ensued regarding applying conditions of approval to conditional use permits.

MOTION: *Rich Wood moved to approve the Eagle Heights Village conditional use permit with the condition that the eastern row of homes be changed to single-family homes, according to current Municipal Code. Jared Gray seconded the motion. Those voting aye: Brett Wright, Rich Wood and Jared Gray. Those voting nay: Matthew Everett. The motion passed with a vote of 3:1.*

MOTION: *Rich Wood moved to recommend approval of the Eagle Heights Village site plan and master development plan to the City Council with the following conditions:*

- 1. Rock/stone shall make up at least 30% of the building and be used on all sides of the buildings;*
- 2. 5.5 feet of right-of-way along Eagle Mountain Boulevard shall be dedicated to the City at the time of plat recording;*
- 3. An additional road connection shall be provided between Oak Boulevard and Stallion Street (in the northern section of project);*

4. *Collector road fencing shall be required adjacent to Eagle Mountain Boulevard, Lake Mountain Road and future Airport Road;*
5. *Applicant shall comply with any traffic mitigation required by the City Engineer;*
6. *Additional open space shall be provided, combined with an existing open space area to create a larger more useable park area with a grass play field; and*
7. *Parking stalls shall be added to the pool area according to current parks and open space master plan.*

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

5.B Lone Tree F Preliminary Plat - Public Hearing

Mr. Hadley said the final preliminary plat in the Lone Tree development contains 57 single-family lots. Staff has discussed recommended changes with the applicant, including changes to the park, removing a section of a trail, adding a new trail to existing trail in the northwest corner, shifting the trail between lots 107-108 further south, and shifting the fourth workout station to a new location. The original preliminary plat was approved in March 2006. It was updated in order to move the home sites and roads away from rocky areas.

Commissioner Wood asked about slopes in the plan. Mr. Hadley said a recommended condition of approval is that the average slope for each lot be calculated and submitted. He said the Planning Commission can include building envelope requirements in the conditions of approval, if desired.

Commissioner Gray stated his preference for retaining wall tiers to be no taller than four feet. He said a compromise could be five feet limits for all tiers. Discussion ensued regarding possible Municipal Code amendments relating to retaining walls.

Commissioner Gray asked if the plan met City transitioning requirements. Mr. Mumford it does, and he clarified that the transitioning requirements are based on existing approved lots or master plans, and there is not an existing subdivision to the north.

Applicant Brian Haskell said an approved preliminary plat was in place when they purchased the property. The original roads locations went through rocky areas, so they redesigned the roads to be moved as far away from the rocky areas as possible. They will need to build on rocky areas, but they want to minimize the number of roads or structures to be built on rock. A pressurized sewer lift line and sewer gravity lines to the pump station were installed in 2003; these will need to be relocated in order to develop the plan as proposed. That will be a costly project, but Mr. Haskell stated it was done to minimize the impact on surrounding residents. The number of lots has not changed from the original plan, but they redesigned the layout to include larger lots along the hillside.

Mr. Haskell said the proposed plan will expand the Sunset Ridge park and will add trails to the area. It will be an active park with fitness stations and trails around it. Municipal Code only allows the developer to use 33% of trail points in the total amenity point

package. He explained they are building 600 to 700 feet more trail than they are getting amenity points for, but they felt it was an important amenity for the park that ties the two areas together.

Mr. Haskell said the City has new subdivision plat naming requirements, and he requested a change of subdivision name from Lone Tree F to Park View to comply with City requirements. They will have Park View Phase A, Plats one through three. Commissioner Wood asked how the two subdivisions would be delineated with the subdivision name change. Mr. Haskell said the only thing affected would be the plat name. There would not be any noticeable change to residents, nor would there be new monument signs.

Commissioner Wright asked if all lots meet frontage requirements. Commissioner Wood stated they do not, as lots 212 and 213 have frontages under 55 feet. Mr. Haskell clarified that lots along road curves are not required to have 55-foot frontages.

Commissioner Gray asked if the park will be within the detention area. Mr. Haskell said the entire park will be a detention area, with trails and fitness stations on berms above the basin. The water will drain towards the pump station, and the basin will remain dry the majority of the time. Mr. Hadley said the developer receives 75% of the basin area for their open space requirements.

Mr. Mumford stated the timing of the park completion is important, as residents of Sunset Ridge have gone too long without a park. He said the basin should have been improved last fall when the existing amenities were installed, but staff worked with the developer as they knew the project under discussion was coming to the Planning Commission. The developer put funds into escrow to finish the basin section of the park. Mr. Mumford recommended the park be completed early in the project, and Mr. Haskell said his desire is to finish the park within the first phase of development.

Commissioner Gray asked about a section of Walnut Drive with an apparent tight turn. Mr. Haskell said the road is following the land contours in order to keep the road grade below ten percent. The roads in the project will meet all City codes and regulations.

Discussion ensued regarding potential changes to the plan to reduce the curve of the road.

Commissioner Everett opened the public hearing at 9:01 p.m.

John Painter submitted a written comment that stated the following: "Transportation connectivity has been previously discussed in this area. What is the long-term transportation plan to the north and west? Will all construction traffic and residential traffic be forced to Pony Express Parkway?"

Manfred Riem lives in Lone Tree and expressed concerns with construction traffic and stated the park should be moved away from the retention area. He said water runoff will be an issue if this plan is developed. He stated a neighbor adjacent to this plan along Walnut Drive has a plat recording issue regarding an offset.

Blair Murri stated flooding will be an issue if the berm around the park is removed. He said he did not want the name changed from Lone Tree.

Joan Murri expressed concerns regarding blasting in the area.

Kevin O'Donnal requested road pull outs be put in place in order for emergency vehicles to turn around. He was told homes would not be developed on the adjacent hillsides in the area. He also said he did not want the subdivision name changed.

Discussion ensued regarding previously approved subdivision plans outside of the Lone Tree area.

Kevin Burningham lives in Cedar Pass Ranch and expressed concerns with flooding and blasting, and he stated homes should not be built on hillsides.

Jeff Ruth asked if they were building on slopes over 25% and asked Planning Commission to hold them to the ridgeline ordinance.

Manfred Reim spoke again and said development in the subdivision adjacent to Lone Tree F will cause flooding and mudslides.

Jason Heidel lives in Cedar Pass Ranch and asked if Lone Tree F would have roads that connect to his subdivision.

Discussion ensued again regarding previously approved subdivision plans adjacent to the Lone Tree area, including road connections.

Commissioner Everett closed the public hearing at 9:22 p.m.

Commissioner Gray asked if more trails were needed to accommodate pedestrian traffic from one side of the subdivision to the park, and he asked about turnarounds for construction traffic. Mr. Haskell said he has worked with the Fire Department to designate turnaround points for construction and emergency traffic. He said he will have bench drains designed to ensure all lots will discharge water in a safe manner to the storm drain system. Those plans are not completed at this time and will be addressed as he works through the approval process. He explained the park is not designed to hold water; the park will be dry the majority of the time. He said they will mitigate lot drainage as all water needs to be retained on each lot and channeled to storm drains.

Commissioner Gray explained that the current state of the land allows the water to drain towards the existing homes. The development of roads and completion of the storm drain system will greatly decrease the amount of water flowing towards the existing homes.

Commissioner Wright stated the plan has lots with areas with over 25% slope and asked if the applicant will utilize blasting in the project. Mr. Haskell said they will have a slope analysis for each lot to ensure all lots comply with City ordinances. He explained he cannot guarantee that blasting will not be used in construction, but the purpose of the plan redesign was to allow more buildable area away from rocky areas. He said he will have

detailed studies, including slope and soil analysis, that will help determine how to best mitigate rock removal and minimize resident impact.

Commissioner Gray asked if the City ordinance prohibits blasting within a certain distance from residences. Mr. Mumford explained the ordinance requires the applicant to apply for a blasting permit if the blasting area is within 1,300 feet of existing homes. The applications are heard by the City Council, who makes the final determination.

Regarding questions surrounding connecting roads to adjacent subdivisions, Mr. Haskell stated this plan connects roads to roads in existing plats, as that was a requirement from the City.

Commissioner Everett asked Mr. Haskell if he would consider limiting the retaining wall tier height to be no more than five feet. Mr. Haskell said it would depend on the individual lots and requested the ability to construct up to four tiers.

Commissioner Everett asked for the reasoning for the name change request. Mr. Haskell said the change is to comply with the naming convention as outlined in Municipal Code. He said the name change would not affect anything other than recorded documents.

Commissioner Wright asked if Mr. Haskell was aware of the boundary or title issue that was brought up during the public hearing. Mr. Haskell said he was unaware of any issue but will look into it.

Commissioner Gray asked if the plan includes lots that are unbuildable due to slopes greater than 25%. Mr. Haskell said they believe all lots have building envelopes that meet Municipal Code requirements. That analysis has not been provided to the staff yet.

Discussion ensued regarding vehicle turnarounds, and Mr. Haskell confirmed all roads will meet Fire Code and Municipal Code.

Mr. Haskell said a trail is not in place from the hillsides to the park because of slope issues. Mr. Hadley stated the steepness of the area would allow pedestrians on a trail between the lots to look into adjacent residences. He recommended against adding a pedestrian connection.

MOTION: *Jared Gray moved to recommend approval of the Lone Tree F amended preliminary plat to the City Council with the following conditions:*

- 1. If any retaining walls are required, the maximum height of retaining wall is five feet with a maximum of four tiers. Retaining walls shall not be located any closer than ten feet from a home;*
- 2. An updated landscape/park plan shall be provided, addressing the changes discussed in the meeting;*
- 3. A bench drain on the top of any retaining wall area and above steep lots shall be installed;*
- 4. The average slope for each lot shall be calculated and submitted, with each lot maintaining a significant building envelope;*
- 5. All dead-end roads include sufficient turn-around areas, as required by Fire and Municipal Code.*

6. *The name of the plat remains Lone Tree F;*
7. *All blasting complies with Municipal Code; and*
8. *All lots show building envelopes.*

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

6) Next scheduled meeting

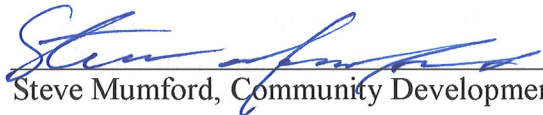
The next scheduled Planning Commission meeting will be held on March 26, 2019.

Commissioner Wood asked for an update on the residential code amendment. Mr. Mumford explained the attorneys are currently reviewing the drafts of the amendments. Staff is working to ensure improved open space can be required in the updated code.

7) Adjournment

MOTION: *Jared Gray moved to adjourn the meeting at 9:55 p.m. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

Approved by the Planning Commission on March 26, 2019.


Steve Mumford, Community Development Director



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	Consolidated Fee Schedule		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	None		
APPLICANT:	Aaron Sanborn, Economic Development Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Staff recommends that the City Council adopts a Resolution of Eagle Mountain City, Utah, approving the Consolidated Fee Schedule for ladder signs and the transfer of ownership of cemetery spaces.

BACKGROUND:

For the past ten years, the Lehi Area Chamber of Commerce has managed the off-premise ladder signs in Eagle Mountain City. Recently, the City determined it was in our best interest to manage those signs for the benefit of the Eagle Mountain Chamber of Commerce. In order to charge fees for the advertising space on those signs, we would need the authorization in the Consolidated Fee Schedule.

Proposed Ladder Sign Fees – Section 1.1 Miscellaneous Fees

1.1.25. Ladder Sign Fees:

1.1.25.1.	Full	Ladder
Sign.....		\$2,400
per year		
1.1.25.2.	Top Double Slat	Ladder
Sign.....	\$1,020 per year	
1.1.25.3.	Bottom Double Slat	Ladder
Sign.....	\$900 per year	
1.1.25.4.	Single Slat	Ladder
Sign.....	\$540 per year	

Attachments:

[RES--CFS Ladder Signs & Cemetery Transfer](#)

RESOLUTION NO. R- -2019

**A RESOLUTION OF
EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
EAGLE MOUNTAIN CITY CONSOLIDATED FEE SCHEDULE**

WHEREAS, the City Council of Eagle Mountain City is empowered by law to adopt resolutions establishing fees for municipal services and has established an equitable system of fees for providing municipal services; and

WHEREAS, the City Council has determined that it is necessary and appropriate to adopt **ladder sign fees and a cemetery transfer fee** within the City; and

WHEREAS, the City Council finds that it is in the public interest to reaffirm all fees and charges previously enacted in the Eagle Mountain City Consolidated Fee Schedule except for those fees and charges which are specifically amended or changed in this resolution;

NOW, THEREFORE, be it resolved by the City Council of Eagle Mountain City as follows:

1. The Consolidated Fee Schedule attached hereto as Exhibit A and the fees and charges set forth therein are hereby enacted and adopted for services received from Eagle Mountain City.
2. This Resolution is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected in the Consolidated Fee Schedule. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this resolution shall control.

This Resolution shall take effect at 12:01 a.m. on May 7, 2019.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

EAGLE MOUNTAIN CITY

CONSOLIDATED FEE SCHEDULE

Effective May 8, 2019

1. The following fees are hereby imposed as set forth herein:

1.1. Miscellaneous Fees

- 1.1.1. Compiling records in a form other than that are maintained by the City - actual cost and expense for employee time or time of any other person hired plus supplies and equipment Minimum Charge of \$10.00 per request
- 1.1.2. Certification of record \$1.00/certification
- 1.1.3. Postage Actual Cost to City
- 1.1.4. Other costs allowed by law Actual Cost to City
- 1.1.5. Miscellaneous copying..... \$0.10 printed page (8 ½ x 11)
..... \$0.15 printed page (11 x 14)
..... \$0.20 printed page (11 x 17)
- 1.1.6. Electronic copy of minutes of meetings \$30.00 per meeting
- 1.1.7. Bound copy of Development Code \$22.00
- 1.1.8. Bound copy of Street Guide \$8.00
- 1.1.9. Standard Specifications \$20.00
- 1.1.10. Policies & Procedures Manual \$20.00
- 1.1.11. Map Fees

Map Fees (Black & White)		
<u>Maps (Paper Sizes in Inches)</u>	<u>Cost</u>	<u>Cost with Aerials</u>
8 ½ x 11 (under 5 pages)	Free	\$1.00
11 x 17	\$1.00	\$3.00
24 x 36	\$10.00	\$12.00
36 x 48	\$15.00	\$16.00

Map Fees (Color)	
<u>Maps (Paper Sizes in Inches)</u>	<u>Cost</u>
8 ½ x 11	\$5.00
24 x 36	\$15.00
36 x 48	\$20.00

- 1.1.12. Subdivision Ordinance Packet \$5.00
- 1.1.13. Recreation Master Plan (bound copy) \$30.00
- 1.1.14. Capital Facilities Plan \$15.00
- 1.1.15. Solid Waste Collection:
 - 1.1.15.1. One Container \$9.50
 - 1.1.15.2. Second Container \$6.25
 - 1.1.15.3. Recycling Container \$5.00
 - 1.1.15.4. Surcharge Varies monthly according to Energy Information Administration Index
- 1.1.16. Electronic Copy of Documents on CD (per CD) \$3.00
- 1.1.17. Motor Vehicle Access to Open Space Permit \$25.00
 - 1.1.17.1. Damage Deposit (may be waived by Asst. PW Director) \$2,000.00
 - 1.1.17.2. Monitoring Fee (if required by Asst. PW Director) \$50.00 per hour
- 1.1.18. Use of the City Hall Building for small events (accommodating less than 25 people) not involving food \$50.00 + \$15.00 per hour (\$35.00 per hour on weekends)

- 1.1.19. Use of the City Hall Building for small events (accommodating less than 25 people) involving snacks and beverages..... \$100.00 + \$15.00 per hour (\$35.00 per hour on weekends)
..... (of which \$50.00 is kept by the City for deep cleaning)
- 1.1.20. Use of the City Hall Building for large events (accommodating 26 or more people) not involving food .
..... \$600.00 + \$15.00 per hour (\$35.00 per hour on weekends)
..... (of which \$200.00 is kept by the City for deep cleaning)
- 1.1.21. Use of the City Hall Building for large events (accommodating 26 or more people) involving food
..... (\$600.00 + \$15.00 per hour on weekends)
..... (of which \$200.00 is kept by the City for deep cleaning)
- 1.1.22. Candidate Filing Fee \$50.00
- 1.1.23. Easement Review Fee \$750.00
- 1.1.24. Franchise Agreement Application..... \$750.00
- 1.1.25. **Ladder Sign Fees:**
 - 1.1.25.1. Full Ladder Sign \$2,400 per year
 - 1.1.25.2. Top Double Slat Ladder Sign \$1,020 per year
 - 1.1.25.3. Bottom Double Slat Ladder Sign..... \$900 per year
 - 1.1.25.4. Single Slat Ladder Sign \$540 per year

1.2. Library:

- 1.2.1. Photocopies:
 - 1.2.1.1. Black & White (Copier or Computer) \$0.10 per page
 - 1.2.1.2. Color (Copier or Computer) \$0.25 per page
 - 1.2.1.3. Scan/Email for each increment of 10 pages \$1.00
- 1.2.2. Faxes:
 - 1.2.2.1. Faxes for each increment of 10 pages \$1.00
- 1.2.3. Fees:
 - 1.2.3.1. Lost/Stolen Library Card Replacement \$3.00
 - 1.2.3.2. Inter-Library Loan Fee \$3.00 per item
 - 1.2.3.3. Non-Resident Fee \$80.00 per family/per year or \$40.00 for 6 mos.
 - 1.2.3.4. Processing Fee for Lost/Damaged Items \$5.00 per item + cost (determined by director)
 - 1.2.3.5. Returned Check Fee \$25.00
 - 1.2.3.6. Sent to Collections \$20.00
 - 1.2.3.7. Missing Barcode..... \$1.50 per occurrence
 - 1.2.3.8. Missing RFID Tag (Radio Frequency Identification) \$2.50
- 1.2.4. Media Collection Fees:
 - 1.2.4.1. Missing Audio Book CD..... \$7.00 per missing item/if cannot replace one disk,
Patron will be charged full replacement cost.
- 1.2.5. Proctoring Fee:
 - 1.2.5.1. Non-Residents of Eagle Mountain \$10.00
- 1.2.6. Electronic Devices:

1.2.6.1. LaunchPads:

1.2.6.1.1.	Replacement Cost	\$130.00
1.2.6.1.2.	Missing Orange Bumper	\$12.00
1.2.6.1.3.	Damaged/Missing Box	\$10.00
1.2.6.1.4.	Damaged/Missing USB	\$8.00
1.2.6.1.5.	Damaged/Missing AC adaptor	\$12.00
1.2.6.1.6.	Cracked Screen or Broken/Unusable LaunchPad	full replacement cost

1.2.6.2. Kindle Fires:

1.2.6.2.1.	Replacement Cost	\$70.00
1.2.6.2.2.	Missing Leather Case	\$15.00
1.2.6.2.3.	Damaged/Missing Sleeve Bag	\$7.00
1.2.6.2.4.	Damaged/Missing USB	\$8.00
1.2.6.2.5.	Damaged/Missing Power Cord.....	\$12.00
1.2.6.2.6.	Cracked Screen or Broken/Unusable Kindle	full replacement cost

1.2.6.3. Either electronic device returned in book drop instead of in person- \$10.00 + any damages that may occur from other items being dropped onto LaunchPad or Kindle

1.3. Animal Control:

- 1.3.1. Dog License Fee \$1.00 Administration Fee
..... +fees per Utah County Animal Control Shelter Fee Schedule
- 1.3.2. Redemption Fees..... per Utah County Animal Control Shelter Fee Schedule
..... And associated pickup and impound costs

1.4. Building:

1.4.1. Permit Fee Table

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – two hours).....	\$50.00 per hour 1
2. Reinspection Fee.....	\$50.00 per hour 1
3. Inspections for which no fee is specifically indicated.....	\$50.00 per hour 1

4. Additional plan review required by changes, additions, revisions to plans, (minimum charge - ½ hour).....	\$50.00 per hour	1
5. For use of outside consultants for plan checking and inspections, or both	ACTUAL COST	2
1. Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.		
2. Actual costs include administrative and overhead costs.		

- 1.4.2. Commercial Plan Review Fees 65% of the permit fee
- 1.4.3. Residential Plan Review Fees... 40% of the permit fee
- 1.4.4. Plan Review Fee for Registered Plans 25% of the permit fee
- 1.4.5. Refunds for permits issued will be limited to 80 percent of the permit costs, no later than 90 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.
- 1.4.6. One-percent surcharge per building permit (Utah Code):
 - 1.4.6.1. 80% submitted to Utah State Government
 - 1.4.6.2. 20% retained by City for administration of State Collection
- 1.4.7. Buildings of unusual design, excessive magnitude, or potentially hazardous exposures, may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in this subsection.
- 1.4.8. Temporary Occupancy Fee \$100.00 plus 120% of value of uncompleted items
- 1.4.9. Board of Appeals (Current Building Code) \$100.00
- 1.4.10. Residential Buildings & Commercial Buildings– Fees charged for building permits are set forth as per permit fee table (above).
- 1.4.11. Plan Review Fees for re-checking of plans..... \$200.00 + \$50.00 per hour after 1st hour
- 1.4.12. Fast Track Fee (Residential Only) \$400.00
- 1.4.13. Re-inspection fee..... \$50.00 per trade
- 1.4.14. Temporary Power Inspection \$100.00
- 1.4.15. Sales Office and Construction Trailer..... \$200 + State surcharge
(Fee may be increased for trailers over 400 square feet as deemed necessary by the Building Official.)

1.5. Business License Fees:

- 1.5.1. Commercial Business License \$75.00
- 1.5.2. Home Based Business License..... \$25.00
Administrative note: Initial transition year changing from June expiration to annual expiration will be prorated from July 1 to anniversary date.
 - 1.5.2.1. Home Based Business License with Inspections..... \$75.00
- 1.5.3. Business License Renewal Late Charge 45 days after expiration date25% Additional
- 1.5.4. Duplicate License (lost original, changing address, name of business, etc.)..... \$10.00
- 1.5.5. Temporary Licenses: Canvasser, Solicitors, and Other Itinerant Merchants
 - 1.5.5.1. Application Fee \$75.00
 - 1.5.5.2. License Fee \$10.00 for 10 consecutive calendar days
 - 1.5.5.3. Home Sales License Fee \$2.00 for 10 consecutive calendar days
 - 1.5.5.4. License for Public Assemblies of 30 or more people \$100.00 per day
- 1.5.6. Background Checks (when applicable).....\$7.00 (as charged to City)

1.5.7.	Bond for Contracting Bonding License	\$5,000.00
1.5.8.	Liquor License	\$300.00
1.5.9.	Film Permit.....	\$75.00
(Non-profit organizations and student productions are exempt)		

1.6. Ordinance Enforcement:

1.6.1. Abatement of injurious and noxious real property and unsightly or deleterious objects or structures.....
..... Actual cost of abatement plus 20% of actual cost

1.6.2. Sign Enforcement:

1.6.2.1. First sign violation, a written warning. Second violation \$10. Third violation \$25, per sign, per day (until in compliance). Forth and subsequent violations \$50 per sign, per day (until in compliance).

1.6.2.2. Sign Impound Release Fee\$150.00 per sign (Except as abated by the City Council)

1.6.3. Parking Fines:

1.6.3.1. First violation a written notice, Second violation \$25, Third violation \$50. Vehicles and trailers will be towed at the owner's expense.

1.6.3.2. Blocking streets and/or sidewalks illegally. First violation a written notice, second violation \$25, third violation \$50.

1.6.4. Solid Waste Management Violations:

1.6.4.1. Illegal Dumping/Solid Waste. First violation a written notice, second violation \$200, third violation \$400, fourth and subsequent violations \$600.

1.6.4.2. Accumulation of construction dirt, debris, mud, etc., on City streets. First violation a written notice, second violation \$50, third violation \$100 and stop work progress until fines are paid.

1.7. Community Development:

1.7.1. Master Development:

1.7.1.1. Land Use Concept Plan*\$250.00

1.7.1.2. Master Development Plan Application or Amendment\$6,000.00

1.7.1.3. Capital Facility Plan Amendment Application Fee per Development\$9,750.00

1.7.1.4. Concept Capital Facility Plan Amendment\$1,000.00

1.7.2. Rezoning Request\$1,350.00

1.7.3. Conditional Use:

1.7.3.1. Conditional Use (new)\$500.00

1.7.3.2. Conditional Use (amendment)\$200.00

1.7.3.3. Accessory Apartments\$230.00

1.7.3.4. Application Fee – Alternative Animal Management Plan.....\$25.00

1.7.3.5. Application Fee – Hobby Breeder License\$75.00

1.7.4. Subdivisions:

- 1.7.4.1. Subdivision Concept Plan* \$300.00 + \$5.00 for each ERU over 40
- 1.7.4.2. Revised Approved Plat and Recorded Plat Amendment Fee (per amended lot)
.....\$1,500.00 + \$25.00 per lot
- 1.7.4.3. Preliminary Plat Processing Fee..... \$400.00 + \$60.00/Lot
- 1.7.4.4. Condominium Fees:
 - 1.7.4.4.1. Conceptual Review*\$650.00 + \$10.00 per ERU
 - 1.7.4.4.2. Preliminary Plat Review \$1,500.00 + \$26.00 per ERU
 - 1.7.4.4.3. Site Plan and Final Plat Review..... \$1,900.00 + \$50.00 ERU
- 1.7.4.5. Final Plat & Development Agreement Processing Fee \$400.00 + \$95.00/Lot
- 1.7.4.6. Inspection Fees: (Based on Engineers' Estimate of the Project Cost).....3.2%
.....of the first \$750,000.00 estimate, 1% of the estimate amount exceeding \$750,000.00
- 1.7.4.7. Contractors, Subdivisions & Building Bonds:
 - 1.7.4.7.1. Performance and Guaranty 110% of Value plus 2 year warranty
 - 1.7.4.7.2. Contractor Infrastructure Protection Deposit..... \$1,000 Cash deposit for
one home or \$5,000.00 cash deposit for more than one concurrent home
or project.
 - 1.7.4.7.3. Owner Builder Protection Deposit.....\$1,000.00 Cash deposit
- 1.7.4.8. Lot Split Application Fee \$1,600.00
- 1.7.4.9. Lot Line Adjustment Fee..... \$575.00
- 1.7.4.10. Revised Approved Construction Plans \$600.00
- 1.7.4.11. Recordation Fee \$800.00
- 1.7.4.12. Minor Plat Recording Fee..... Staff Time + Utah County Recording Fee
- 1.7.5. Site Plan Review Fees:
 - 1.7.5.1. Residential Master Site Plan Review Fee.....\$2,000 (5-10 Acres), \$4,000 (10 Acres +)
 - 1.7.5.2. Residential Site Plan Review Fee..... \$60.00/DU
 - 1.7.5.3. Non-Residential Master Site Plan Review Fee \$2,000 (5-10 Acres), \$4,000 (10 Acres +)
 - 1.7.5.4. Non-Residential Site Plan Review Fee
.....\$2,000 (0-5 Acres), \$4,000 (5.1-10 Acres), \$6,000 (10.1-50 Acres), \$8,000 (50+ Acres)
 - 1.7.5.5. Temporary Non-Residential Site Plan Review Fee \$1,580.00
- 1.7.6. Annexation:
 - 1.7.6.1. Application Fee \$1,500.00 + \$5.00 per acre
 - 1.7.6.2. Capital Facility Plan Amendment Application Fee per Development \$9,750.00
- 1.7.7. Signs:
 - 1.7.7.1. Permit Fee per Sign Face \$50.00 (except as abated by the City Council)
 - 1.7.7.2. Sign Lease Fee As determined by the City Council
 - 1.7.7.3. Sign Lease Application Fee..... \$50.00
- 1.7.8. Streets:
 - 1.7.8.1. Street dedication or vacation \$300.00

1.7.8.2.	Street name change application.....	\$100.00
1.7.8.3.	New street sign for name change approval	
1.7.9.	Board of Adjustment: variance, non-conforming use, conditional use appeal, appeal of Zoning Administrator.....	\$100.00
1.7.10.	Disposal of City Property: An amount to be set by action of the City Council on a case by case basis depending on the cost to the City and a fair and equitable charge to the applicant.	
1.7.11.	Application for Amendment to the General Plan and Development Code including text and map amendments in the nature of property rezoning shall be subject to an application fee of \$400.00 (No fee is associated with suggestions from the public in the nature of improvements in the law, to amend the development code or general plan)	
1.7.12.	Land Disposal Application Fee	\$150.00
1.7.13.	Utah County Surveyor Review Fee.....	\$125.00
	(To be charged to initiating parties of annexations, disconnects, service district boundary creations or adjustments, consolidation of multiple local entities, or boundary adjustments between local entities.)	

*Concept fees shall be credited towards additional application fees. Specifically, the processing fee required by the next application process shall be reduced by the amount paid for the concept plan review.

1.8. Utility Rates and Fees:

1.8.1.	Concrete Inspection Permits:	
1.8.1.1.	Curb and gutter.....	\$1.00 per linear foot
1.8.1.2.	Sidewalk.....	\$0.75 per linear foot
1.8.2.	Excavation Permits, Asphalt/Concrete Cuts/Unimproved Surface:	
1.8.2.1.	Minimum fee for cuts in paved surfaces more than 3 years old.....	\$300.00
1.8.2.2.	Minimum fee for cuts in paved surfaces 3 years old or less.....	\$2,000.00
1.8.3.	Grading Permit:	
1.8.3.1.	101 - 1,000 Yd ³	\$27.00 (1.5 hrs staff time)
1.8.3.2.	1,001 – 10,000 Yd ³	\$54.00 (3 hrs staff time)
1.8.3.3.	10,001 – 100,000 Yd ³	\$108.00 (6 hrs staff time)
1.8.3.4.	Over 100,000 Yd ³	\$216.00 (12 hrs staff time)
1.8.4.	Blasting Permit:	
1.8.4.1.	Permit fee not within 1,320 ft. of an existing structure	\$1,000.00
1.8.4.2.	Permit fee within 1,320 ft. of an existing structure (requires City Council approval) ..	\$5,000.00
1.8.4.3.	Onsite fee	\$250.00 per blast
1.8.5.	Utility Deposits:	
1.8.5.1.	Deposit	\$40.00
1.8.6.	Water Rates Services Fees:	
1.8.6.1.	Monthly Base Rate per ERU	\$20.00

1.8.6.2. Residential Tiered Water Rates:

<u>Small Lots Usage</u>	<u>Large Lots Usage (1,000 gallons)</u>	<u>Rate (Per 1,000 Gallons)</u>
Up to 65 kgal	Up to 120 kgal	\$0.80
65 – 115 kgal	120 – 170 kgal	\$0.85
115 – 165 kgal	170 – 230 kgal	\$0.90
Over 165 kgal	Over 230 kgal	\$0.95

1.8.6.3. Commercial & Industrial Tiered Water Rates:

		<u>Commercial</u>	<u>Institutional</u>
	<u>Base Rate</u>	\$20.00	\$20.00
Tier 1	Low	0	0
	High	170	500
	Cost	\$0.80	\$0.80
Tier 2	Low	170	500
	High	220	750
	Cost	\$0.85	\$0.85
Tier 3	Low	220	750
	High	-	-
	Cost	\$0.90	\$0.90

1.8.6.4. Construction Water Fee..... \$100.00

1.8.6.5. Construction Water Hydrant Rental Deposit..... \$1,500.00

1.8.6.6. Construction Water Hydrant Rental Fee \$10.00 per day for first 30 days;
\$100.00 per calendar month thereafter; together with Water Usage Rate of \$0.80 per kgal

1.8.6.7. Open Space Usage Rate \$0.80 per kgal

1.8.6.8. Meter Connection Fees: (In addition to Impact Fees where applicable)

1.8.6.8.1. Single Family Residential (meter size 5/8" or 3/4")..... \$450.00

1.8.6.8.2. Commercial, Industrial or Multi Family Residential

<u>Water Meter Size</u>	<u>Connection Fee</u>
3/4"	\$450.00
1"	\$640.00
1 1/2"	\$1,260.00
2"	\$1,920.00
3"	\$3,600.00
4"	\$5,120.00

1.8.6.8.3. Impact Fee Addition when applicable

1.8.6.9. Contractors shall provide a PVC construction water jumper approved by the City. A fee will be charged for construction water usage prior to a water meter installation by the city. In addition to the regular fee any damage to the water system by the contractor, will be repaired by the contractor responsible at his expense plus any additional city fees.

1.8.6.10. Damage to hydrant or hydrant meter by contractor will be deducted from the Water Hydrant Deposit.

1.8.6.11. Customer Requested/Reconnect/Disconnect Fee..... \$25.00

- 1.8.7. CWP Water Rate..... (effective July, 1 2018) \$10,090.00 per acre foot
- 1.8.8. Banked Water Transfer Fee \$250.00
- 1.8.9. Sewer Rate and Fees:
 - 1.8.9.1. North Service Area Sewer Fee:
 - 1.8.9.1.1. Single Family Residential Usage Rate per ERU\$15.25 per month
 - 1.8.9.1.2. Treatment Fee (TSSD) per ERU\$25.89 per month
 - 1.8.9.2. South Service Area Sewer Fee:
 - 1.8.9.2.1. Single Family Residential Usage Rate per ERU\$15.25 per month
 - 1.8.9.2.2. SSA Treatment / Capital Bond Payment per ERU\$27.75 per month
 - 1.8.9.3. West Service Area Sewer Fee:
 - 1.8.9.3.1. Single Family Residential Usage Rate per ERU\$15.25 per month
 - 1.8.9.3.2. WSA Treatment /Capital Bond Pmt./Loan Pmt. per ERU\$29.80 per month
 - 1.8.9.4. WSA Wastewater Grant Reimbursement Fee for New Connections: \$5,325.60 per ERU
(reduced \$266.28 per year for each calendar year after Division of Water Quality Project #202
Loan / Grant closing).
 - 1.8.9.5. Reuse Water \$0.70 per kgal
 - 1.8.9.5.1. Schools, Businesses and Churches
.....80% of water used for culinary purposes
 - 1.8.9.6. Single Family Residential Connection Fee \$100.00 per ERU
(Impact Fee Additional Where Applicable)
 - 1.8.9.7. Commercial, Industrial or Multi Family Connection Fee
.....Estimated Cost of Connection plus 15% Administration Fee
 - 1.8.9.8. North Service Area Facilities – Extraterritorial Service Connection Fee for each single-family
residential connection \$150.00
 - 1.8.9.9. North Service Area Facilities – Extraterritorial Services Line Capacity Fee for SID 98-1 for
each single-family residential unit..... \$470.00
 - 1.8.9.10. North Services Area Facilities – Timpanogos Special Service District Connection Fee for
each single family residential unit \$2485.00
Fee Breakdown: \$2475.00 for TSSD - \$10.00 EMC Administrative Fee
 - 1.8.9.11. North Service Area Facilities – Extraterritorial Sewer Service Usage Fee.....\$42.84 month
- 1.8.10. Storm Water Fee \$5.00 per ERU
- 1.9. Park:
 - Park Use Deposit Fee..... **Up to \$1,000***
***Set at time of application which may be up to \$1,000.00, depending on the use and rental time.**

1.9.1. Park Reservation:

<u>Park (Description)</u>	<u>Resident</u>	<u>Non-Resident</u>
Nolen Park East Pavilion Only	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$75 - full day 8am-9pm
Eagle Park Commons Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Silver Lake Amphitheater	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$75 - full day 8am-9pm
Silver Lake Amphitheater Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Pioneer Park Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Walden Park Pavilion Only	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$75 - full day 8am-9pm
Meadow Ranch Park B Pavilion Only	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$75 - full day 8am-9pm
Sage Valley Park Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Pony Express Park Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Overland Trails Park Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Eagle Point C Pavilion Only	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$75 - full day 8am-9pm
North Ranch Pavilion Only	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$75 - full day 8am-9pm
Autumn Ridge Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Valley View Park Pavilion Only	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$75 - full day 8am-9pm
Sweetwater Park Pavilion Only	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$75 - full day 8am-9pm
Bike Park Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Three's Crossing Park Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Eagle's Gate Park Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - full day 8am-9pm
Cory B. Wride Memorial Park Large Pavilion Only (8 Tables)	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - Full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$100 - Full day 8am-9pm
Lakeview Estates Park Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - Full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - Full day 8am-9pm
Spring Run Park Pavilion Only	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - Full day 8am-9pm	\$50 - ½ day 8am-2pm/3pm-9pm \$75 - Full day 8am-9pm
Sunset Ridge Park Pavilion Only	\$15 - ½ day 8am-2pm/3pm-9pm \$30 - Full day 8am-9pm	\$25 - ½ day 8am-2pm/3pm-9pm \$50 - Full day 8am-9pm

1.9.2. Park Field Rental Schedule:

<u>Description</u>	<u>Cost</u>
<u>Baseball Fields:</u>	
Hourly Rate Per Field	\$25
Additional Field Prep Monday-Friday	\$40
Additional Field Prep Saturday or Holidays	\$60
Lighting - Hourly Rate Per Field	\$15
CWMP – Entire Complex Half Day – up to 7 Hours	\$250
CWMP – Entire Complex Full Day – more than 7 Hours	\$500
<u>Turf Field Rental:</u>	
Hourly Rate Per Field	\$15
Lighting - Hourly Rate Per Field	\$15

1.9.3. Arena Fee Schedule:

1.9.3.1.	Daily Rental, w/arena preparation 5 hrs. and above	\$350.00
1.9.3.2.	Hourly Rental, arena as is less than 5 hrs.	\$30.00/hr.
1.9.3.3.	Full arena preparation water/worked	\$75.00
1.9.3.4.	Groomed Preparation Single Pass	\$25.00 per work
1.9.3.5.	Annual Single Riding Pass	\$50.00
1.9.3.6.	Annual Family (living at home dependents) Riding Pass.....	\$100.00
1.9.3.7.	Stall Rental 1-23 Daily	\$15.00 first day/\$5 after
1.9.3.8.	Day usage per-horse	\$5/day per horse

Arena users must execute an application for arena use for each rental or have an arena use application on file at City Offices and verify availability of the arena for rental. Arena and stall rentals, hourly and daily will include a minimum deposit set at the time of application which may be up to \$1,000.00 depending on the use and rental time. All stall rentals and animal storage areas do not include feed or water (water is available on site) it's the renters responsibility for caretaking of the rented space and animals within. All rentals are interruptible at any time by the City to sponsor an event.

1.9.4. Sheriff's Office:

1.9.4.1.	Personnel Fee – Deputy (four hour minimum).....	\$67.50 per deputy per hour
1.9.4.2.	Vehicle Fee	\$0.50 per mile per vehicle

1.9.5. Public Works Department:

1.9.5.1.	Personnel Fee.....	Direct Cost + 100% (Overtime & Benefits)
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1.9.6. Cemetery Fees:

1.9.6.1.	Purchase of Burial Plot Fee:	
1.9.6.1.1.	Eagle Mountain City Resident	\$550.00
1.9.6.1.2.	Non-Resident	\$1000.00
1.9.6.2.	Interment (opening/closing of the burial plot):	
1.9.6.2.1.	Adult	\$300.00
1.9.6.2.2.	Infant.....	\$200.00
1.9.6.2.3.	Cremation Interment.....	\$200.00

1.9.6.3.	Disinterment	\$1500.00
1.9.6.4.	Weekend/Holiday (additional fee that municipal cemeteries charge to cover labor for overtime/holiday pay)	\$300.00
1.9.6.5.	Inspection fee (City staff will inspect the vault to ensure that the headstone is set correctly and according to regulations.)	\$35.00
1.9.6.6.	Transfer of Ownership Fee	\$50.00 per space

1.10. Special Events:

1.10.1. Mobile Stage Rental Fees:

1.10.1.1.	Stage Rental Deposit	\$500.00
1.10.1.2.	First Day, Partial Stage	\$1000.00
1.10.1.3.	First Day, Full Stage	\$1500.00
1.10.1.4.	Additional Day, Partial Stage (with move).....	\$1000.00
1.10.1.5.	Additional Day, Full Stage (with move).....	\$1500.00
1.10.1.6.	Additional Day (without move).....	\$750.00
1.10.1.7.	Hourly Transportation Fee (outside of Eagle Mountain).....	\$200.00 per hour
1.10.1.8.	Stage Cleaning Fee (retained from deposit if necessary).....	\$200.00

2. General Utility Fees:

PAYMENT OF CHARGES, REIMBURSEMENT FOR PROFESSIONAL FEES, AND COLLECTION OF PAST DUE ACCOUNTS. This section amends, enacts new provisions and restates and consolidates prior resolutions of the City Council of the City of Eagle Mountain and clarifies the requirement for collection of facilities, construction payments, past due accounts and other remedies to collect past due accounts from development applicants and others.

2.1. As additional fees for development review and approval, each development applicant shall be responsible to reimburse the City of Eagle Mountain for all excess fees and charges plus 10% administrative costs incurred by the City of Eagle Mountain in the review and processing of the development applicants application for Subdivision, site plan review, building permit, Master Site Plan (original or amended) or other development review. Existing application fees stated above payable by applicants include reasonable monetary charges for professional services required to the City to review and process the developers application, however, if the project or development review requires more professional or other third party services than anticipated and provided for in the original application fee, the developer shall be responsible to reimburse the City for the excess reasonable fees and charges incurred in the review, processing and compliance assurance required by the City to complete consideration of the developers application. Such fees and charges shall accrue to, and are payable by, the development entity which executes the development application, or enters into a development agreement with the City of Eagle Mountain as required under the City Development Code.

2.2. The City shall bill developers for excess reimbursable fees accruing under paragraph A above and all other charges on a regular basis within forty-five (45) days of the payment of such reimbursable fees and/or accrual of other charges to the developer by the City. The billing by the City shall be in reasonable detail to permit the developer applicant to determine the reason for the expenditure, the project for which the fees or charges were incurred, and the rate or other basis for the reimbursement or other charge. Billings for reimbursable fees are due upon receipt and if the balance due is not paid within thirty (30) days of mailing, the developer applicant account is delinquent and the developer applicant is in default on its reimbursement fee obligations to the City. Every billing statement from the City to a developer shall be deemed correct, accurate, undisputed and due in full unless the City Treasurer is notified in writing of a dispute bill in reasonable detail to ascertain the exact question or matter in dispute within thirty (30) days of the postmarked date on the mailed statement or the date of hand-delivery if the statement is not delivered through the U.S. Mail.

2.2.1. Developer applicants, or their representatives, may informally confer with City staff to obtain further information, ask questions, and receive clarification of charges included on the billings. An informal conference may result in changes to the invoice from the City to the developer applicant.

- 2.2.2. If the invoice is corrected or changed, the developer applicant shall pay the corrected invoice within fifteen (15) days after receipt of a corrected invoice.
 - 2.2.3. If the developer applicant does not dispute the billing, request information and engage in an informal conference with staff concerning the billing, the invoice shall be due thirty (30) days from the date of the invoice. Billed invoices shall be due and payable to the City thirty (30) days from the date of the invoice in the case of undisputed invoices and fifteen (15) days after receipt of a corrected invoice in the case of an invoice corrected after an informal conference or corrected after a decision by the City council.
 - 2.2.4. If the developer applicant disputes any charge on the invoice from the City to the developer applicant, the developer applicant shall pay the amount of the invoice and notify the City in writing of the dispute, indicating each disputed item and the reason each disputed item is disputed. The total sum of all disputed items shall constitute the contested amount of the payment by the developer applicant to the City.
- 2.3. The City Treasurer shall receive the disputed payment and the contested amount and shall notify the City Recorder of the contested payment. The City recorder shall notify the Mayor and provide the Mayor and Council with the statement of dispute received from the developer applicant.
- 2.3.1. The City Council shall consider the payment dispute in a regularly scheduled City meeting. Notice of the time, date and place of the meeting where the disputed statement will be considered by the City Council will be mailed to the developer applicant not less than five (5) days before the date of the meeting. The developer applicant may be present and present any statement or evidence supporting the developer applicant's position with respect to the dispute.
 - 2.3.2. City Council shall cause the party to whom disbursement was made by the City to be present at the hearing on the disputed amount and after hearing all of the relevant evidence and statements of parties and staff, the City Council shall vote on each disputed item and determine whether or not to direct a refund to the developer applicant for any disputed charge. A final decision by the City Council may be made in the absence of the developer applicant disputing the statement in dispute.
- 2.4. Developer applicants must remain in good standing with all amounts due and payable to the City paid as such amounts become due. Developers or Master Developers who are delinquent in payment of reimbursable fees and charges to the City except facilities construction fee payments under Section 2.4.1, 2.4.2 and 2.4.3, or other charges to the City, are deemed to be in default and all processing of all applications before the City staff, Planning Commission or City Council shall be tabled until the developer applicant's default is cured by the timely payment of all fees and charges or the execution of an agreement for the payment of all fees and charges acceptable to the City Treasure or Administrator. Except as provided below, City staff are specifically instructed to verify that each Master Developer or developer applicant is in good standing with respect to all fees and charges owed to the City before presenting developer applications to the Planning Commission agenda or the City Council agenda, and specifically before recordation of plats or final signing and approval of site plans, building permits, or other development approval applications.
- 2.4.1. Master Developers obligated to facilities construction fee payments to the City who are not current in the payment of all facilities fee construction payments and all major development applicants within the respective master development areas where the Master Developer is not current on all facilities fee construction payments, may qualify to continue to process major development subdivision applications as provided by the Development Code under special rules established in this Section 2.4.1 and in Section 2.4.2 and 2.4.3.
 - 2.4.2. Whenever a Master Developer is not current in the payment of facilities fee construction obligations, major development subdivision applications may be processed by the Planning Commission and City Staff and City Engineer up to consideration of the final plat of the subdivision by the City Council. No final vote shall be taken on the final plat or on the approval of a development agreement if the Master Developer or subdivider is in default in the payment of facilities fee construction obligations to

the City. The Council shall not vote on the final plat or the subdivision development agreement for the period of time the Developer remains in default in the payment of the facilities fee obligations. The vote may be scheduled on the final plat and subdivision development agreement after the expiration of the period of time equal to the time between the date the facilities fee payment should have been paid to the City by the Master Developer and the date the payment was received by the City.

- 2.4.3. Master Developers may qualify for the alternative processing provisions described in Sections 2.4.1 and 2.4.2, but shall only be qualified for the alternative processing if the Master Developer is current at the date of each processing request in the completion of all outstanding projects required to be completed at the date of the processing request. Master Developer projects include, but are not limited to, the completion of all subdivision development improvements required to be constructed by the Master Developer, the completion of parks or other improvements, or the completion of other public improvements or dedication of open space consistent with the Master Developer's.
- 2.5. Utility customer's accounts are due and payable by the last day of each month. Customers who do not pay the full amount of the utility billing invoice on or before the last day of the month are in default and are subject to disconnection of utilities and collection of the delinquent amounts. This section describes the process for notification, termination of services, penalty/reconnection fees, and provision for deferred payments schedule contracts.
 - 2.5.1. Delinquent utility accounts will be charged a fee of the greater of \$15.00 (fifteen dollars) or 1% of the delinquent balance amount at the beginning of each month the accounts are delinquent.
 - 2.5.2. A final notice will be sent to the billing address within ten (10) days after the first working day of the month notifying the customer that if full payment of the past due balance is not received by the date listed on the notice that their service(s) will be subject to termination at any time after the date listed. Customers will be invited to contact City staff during this period to make special arrangements under extenuating circumstances, which may be approved by the City under the provisions of Section 2.5.4 below.
 - 2.5.3. Services terminated for non-payment shall not be reinstated (reconnected) until payment of the past due account balance along with a shut-off processing fee of \$50 has been paid to the City. The shut-off processing fee shall be charged, unless the City has received payment at or before 5:30 p.m. on the day specified by the City, regardless of whether or not the service(s) were actually terminated. The City will reconnect services by the end of business on the following business day after receiving full payment or after special arrangements have been made subject to the provisions of Section 2.5.4 below. City employees who perform the actual shutoff are not allowed to receive payment for Utility Services.
 - 2.5.4. A deferred payment schedule contract may be entered into with a delinquent customer, provided that the deferred payment schedule does not extend for a period of more than (1) year, provides for a specific amount in addition to payment of their current bill, to be paid each month together with interest as provided in Paragraph 2.6 below. Utility customers who do not comply with the terms of an executed deferred payment schedule contract, are subject to termination of service after the City provides the final notice provided in Section 2.5.2 above. Service terminated after default on a deferred payment contract shall not be reinstated until the past due balance has been paid in full. The City may, at its discretion, require an additional utility deposit be paid up to an amount equal to two (2) times the average monthly billing for the utility service.
 - 2.5.5. Customers will be charged a \$50.00 fee to turn utilities on for three business days. If the request is made for the utilities to be activated on Friday, then Saturday and Sunday would count as one business day and their 3-day period would then go from Friday through Monday.
- 2.6. All delinquent bills for utility service, invoices for reimbursable fees, or other charges owed to the City of every kind and nature except for returned checks shall be charged a fee of the greater of \$15.00 (fifteen dollars) or 1% of the unpaid balance at the beginning of each month the bill, invoice, or charge is delinquent.

- 2.6.1. Each check or other instrument tendered to the City for payment of an obligation to the City and returned to the City as a dishonored instrument shall accrue the maximum penalty, services charges and other allowable fees for recovery of the amount due allowed by Utah law.
- 2.6.2. Unpaid City accounts may be sent to Collections after a reasonable attempt has been made to collect the unpaid amounts. Collections will be pursued to the full extent of the law. A fee will be charged equal to the amount billed to the city by the collection agency used up to 40% of the unpaid balance as allowed by Utah State code 12-1-11 3b.

OTHER FEES. This Consolidated Fee Schedule is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Consolidated Fee Schedule imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	Surplus Property		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION NA	CURRENT ZONE NA	ACREAGE NA	COMMUNITY NA

PUBLIC HEARING:

No

REQUIRED FINDINGS:

NA

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Jeff Weber, Public
Works

RECOMMENDATION:

Staff recommends that the City Council adopts a resolution of Eagle Mountain City, Utah, to surplus City vehicles that are no longer in use and that they be sold at auction.

BACKGROUND:

The City has a 5-year fleet replacement program. The items proposed for surplus are the vehicles that have been replaced and are no longer in use:

2007 GMC Canyon, 2007 GMC Canyon, 2013 Ford Explorer, 2013 Ford Ecoline E-150, 2013 Ford F-250, 2013 Ford F-250 HD, 1986 GMC Sewer Pump Truck, John Deere 310E Backhoe.

Attachments:

[RES--Surplus Personal Property](#)

RESOLUTION NO. R- -2019

**A RESOLUTION OF
EAGLE MOUNTAIN CITY, UTAH
DECLARING SURPLUS PROPERTY**

WHEREAS, Section 3.25.010 of the Eagle Mountain Municipal Code describes the requirements for disposal of surplus property; and

WHEREAS, in accordance with the Eagle Mountain Municipal Code, it has been determined by the City Administrator that the vehicles described in Exhibit A are surplus and no longer needed by any city departments because they have been replaced; and

WHEREAS, Eagle Mountain City desires to dispose of the vehicles;

NOW THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah as follows:

1. The vehicles, more specifically described in Exhibit A, are hereby declared surplus property.
2. The value of the vehicles may be determined by one or more of the following methods to determine the highest and best economic return to the city:
 - a. advertised competitive bid;
 - b. evaluation by a qualified and disinterested appraiser;
 - c. other professional publication and valuation service; or
 - d. an informal market survey by the City Administrator or a designee.
3. Any monetary proceeds from the sale will be credited to the General Fund.

ADOPTED by the City Council of Eagle Mountain, Utah, this 7th day of May, 2019.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

2007 GMC Canyon
2007 GMC Canyon
2013 Ford Explorer
2013 Ford Ecoline E-150
2013 Ford F-250
2013 Ford F-250 HD
1986 GMC Sewer Pump Truck
John Deere 310E Backhoe

EXMARK 72" RIDER MOWER	LZ27DD724	501490
EXMARK 72" RIDER MOWER	LZ27DD724	329163
EXMARK 72" RIDER MOWER	LZ27DD724	551587
EXMARK 36" WALK BEHIND MOWER	VH3615KAC	533260
EXMARK 36" WALK BEHIND MOWER	VH3615KAC	332425
JACOBSEN 12' 6010 RIDER MOWER		



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Fionnuala Kofoed,
Recorder's Office

RECOMMENDATION:

Staff recommends that the City Council adopts the Eagle Mountain City Tentative Budget for Fiscal Year 2019-2020 and sets a public hearing on May 21, 2019.

BACKGROUND:

Attachments:

[FY 2020 General Fund Budget - Preliminary Version](#)
[FY 2020 Enterprise Fund Budget - Preliminary Version](#)
[FY 2020 Capital Projects Budget - Preliminary Version](#)
[FY 2020 Impact Fee Funds Budget - Preliminary Version](#)
[FY 2020 Debt Service Funds Budget - Preliminary Version](#)

Budget Summary- GENERAL FUND
Final Budget Appropriation
Fiscal Year 2020
Adopted June 18, 2019

General Fund

Revenue Sources:

Sales, Property, Utility, & Use Taxes	\$ 7,147,000
Planning, Building, & Engineering Fees	3,612,050
Class B & C Road Funds	1,350,000
Charges For Services	0
Sport Recreation Fees	114,500
Fines & Forfeitures	135,000
Miscellaneous	700,775
Intergovernmental/Grants	0
Impact Fees/Equity Buy Ins	0
Interfund Transfers	1,172,792
 Total revenues	 \$ 14,232,117
 Fund balance - (from surplus of prior year to fund capital projects)	 0
 Total appropriable revenues	 <u>\$14,232,117</u>

Expenditures:

Legislative Department	\$ 38,295
Recorders Department	381,115
Attorney	110,000
Executive Department	664,187
Finance Department	449,991
Engineering Department	660,280
Planning Department	567,745
Economic Development	162,785
Youth City Council	1,400
Recreation Department	326,462
Information Technology (IT)	429,300
Human Resources (HR)	217,125
Public Information (PIO)	175,586
Project Management/Facilities	496,868
Senior Council	12,511
Special Events Department	303,165
Public Safety	3,160,950
Building Department	1,130,529
Streets & Roads Department	2,640,717
Parks Department	1,733,547
Library	<u>397,119</u>
 Total expenditures	 \$ 14,059,677
 Other Financing Uses:	
Debt Service	0
Transfer to Capital Projects Fund ¹	0
Reserve ²	172,440

Total proposed appropriation 14,232,117

Excess/Deficit Revenues over Appropriation \$ **\$0**

1. According to Utah State Code, municipalities are not to maintain a reserve balance of more than 25% of the fiscal year's projected revenues. Municipalities are also restricted from maintaining less than 5%.

2. Any excess of revenues over expenditures shown above will either be transferred to the General Fund Capital Projects Fund for use on infrastructure or will go to fund balance reserve.

Fund 10- General Fund
Revenue & Expenditure Summary

GENERAL FUND SUMMARY EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	3,802,757	4,000,368	4,431,441	5,010,204	4,848,533	5,412,932
Materials, Supplies & Services	3,874,836	5,396,215	7,008,867	6,831,886	7,108,296	7,707,401
Capital Outlay	206,114	170,021	398,679	524,725	524,725	369,625
Interfund Transaction	220,455	288,668	317,070	676,950	676,950	569,718
Ending Balance						
Expenditure Total:	8,104,162	9,855,272	12,156,057	13,043,766	13,158,504	14,059,677

GENERAL FUND SUMMARY REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Sales, Property, Utility, & Use Taxes	5,060,489	5,694,479	6,289,512	6,570,000	6,954,000	7,147,000
Planning, Building, & Engineering Fees	2,214,940	3,012,330	4,046,681	3,075,550	4,804,050	3,612,050
Class B & C Road Funds	887,607	1,104,598	1,144,864	1,300,000	1,300,000	1,350,000
Charges For Services	3,936	-	-	-	-	-
Sport Recreation Fees	108,414	132,387	88,885	117,600	120,000	114,500
Fines & Forfeitures	283,932	129,689	136,386	124,500	215,500	135,000
Miscellaneous	997,095	603,816	744,316	440,775	1,649,043	700,775
Intergovernmental/Grants	26,055	195,933	236,494	14,932	14,932	-
Impact Fees/Equity Buy Ins	-	-	-	-	-	-
Interfund Transfers	979,095	(942,405)	(628,130)	1,061,109	(1,445,890)	1,172,792
Revenue Total:	10,561,563	9,930,826	12,059,006	12,704,466	13,611,635	14,232,117

GENERAL FUND BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:						
Fund Balance (Deficit)- Beginning:	908,062	(111,566)	(97,012)	(339,300)	453,131	172,440
Use of Fund Balance Reserve:	2,162,826	3,070,888	2,959,323	2,862,311	2,862,311	3,315,441
Fund Balance (Deficit)- Ending:	3,070,888	2,959,323	2,862,311	2,523,011	3,315,441	3,487,881

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	6.00	6.00	6.00	6.00	6.00	6.00
Appointed	3.00	3.00	3.00	3.00	3.00	3.00
Full-time	34.90	34.86	39.62	45.55	47.55	49.75
Part-time/Seasonal	13.19	14.28	14.47	18.40	18.40	19.27
FTE Total:	57.09	58.14	63.09	72.95	74.95	78.02

Fund 10- General Fund
Revenue Detail

SALES/PROPERTY/UTILITY/USE TAXES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
31116 Property Taxes	1,080,550	1,212,071	1,272,618	1,400,000	1,440,000	1,450,000
31121 Property Taxes (Delinquent)	1,861	1,934	2,690	2,000	2,000	2,000
31300 Sales/Use Taxes	2,751,058	3,139,809	3,659,450	3,740,000	4,100,000	4,300,000
31410 Water Utility Fee	15	(63)	(51)			
31411 Electric Utility Fee	(1,280)	(444)	(106)			
31412 Gas Utility Fee	(1,383)	(226)	(92)			
31415 Municipal Energy Tax	918,019	1,029,218	1,031,886	1,100,000	1,110,000	1,100,000
31420 Motor Vehicle Fee-In-Lieu	116,851	116,096	157,777	138,000	152,000	145,000
33470 Utah State Telecom Fee	194,799	196,083	165,338	190,000	150,000	150,000
Total:	5,060,489	5,694,479	6,289,512	6,570,000	6,954,000	7,147,000
PLANNING, BUILDING, ENGINEERING FEES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
32100 Business Licenses	18,987	19,985	18,465	20,000	23,500	22,000
32214 Permits-Signs	450	100		400	400	400
32220 Conditional Use	1,075			1,000	1,000	1,000
32311 Building Permits-Building	1,062,055	1,368,236	1,814,574	1,550,000	2,370,000	1,550,000
32316 Building Permits-Grading & Excavating	2,413	18,031	4,916	2,000	10,000	5,000
32320 Building Permit- Surchage	2,125	2,725	3,356		4,000	3,500
32330 Building Permit-Temporary Power Inspection	58,800	78,700	78,300	75,000	65,000	65,000
32340 Building Fast Track Fees	5,200	32,400	40,800	50,000	40,000	40,000
34121 Processing Fee-Recording Legal Docs	18,327	22,800	22,400	25,000	20,000	20,000
34218 Dev Fees-Subdivision Inspections	282,975	404,718	469,710	400,000	700,000	500,000
34512 Building Permits-Plan Check	556,521	673,470	663,269	675,000	750,000	700,000
34513 Building Permits-Plan Check (Commercial/Solar)	16,696	56,970	54,276	52,000	420,000	420,000
34515 Dev Fees-Plat Fees	189,217	217,240	284,074	225,000	400,000	285,000
34516 Dev Fees-Zoning and Subdivision	100	100	100	150	150	150
39725 Dev Contribution - Street Lights		116,856	592,442			
Total:	2,214,940	3,012,330	4,046,681	3,075,550	4,804,050	3,612,050
CLASS B & C ROAD FUNDS	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
33460 Class B & C Road Funds	887,607	1,104,598	1,144,864	1,300,000	1,300,000	1,350,000
Total:	887,607	1,104,598	1,144,864	1,300,000	1,300,000	1,350,000
CHARGES FOR SERVICES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
34320 Ambulance Services	3,936					
Total:	3,936	-	-	-	-	-
RECREATION	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
34704 Men's Volleyball	400					
34705 Adult Softball	1,758	3,780	19,487	4,000	9,000	10,000
34706 Women's Basketball				2,800		
34707 Men's Basketball				2,800	2,800	2,800
34708 Flag Football				2,500	2,500	2,500
34709 Women's Volleyball	1,200	2,500	1,200	2,100	1,200	1,200
34710 Adult Volleyball	200	1,000	4,400	3,000	1,600	1,600
34711 Youth Sports	275	(1,028)	1,669			
34712 Adult Sports	1,880	420				
34713 Youth Soccer		3,340	170	3,200	3,200	3,200
34713 Youth Soccer (Fall)	7,411					
34714 Youth Baseball	33,251	61,800	3,404	3,200	3,200	3,200
34715 Youth Basketball	52,045	54,075	57,605	55,000	74,500	65,000
34717 Youth Soccer (Spring)	9,994					
34701 New Programs				5,000	5,000	5,000
34703 Pickleball		475		3,000	2,500	3,000
34702 Ultimate Frisbee				3,000	2,500	3,000
34718 CSSA Softball (Spring)		6,025		14,000	6,000	7,000
34719 CSSA Softball (Fall)			950	14,000	6,000	7,000
Total:	108,414	132,387	88,885	117,600	120,000	114,500
FINES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
35990 Utility Reconnect/Disconnect Fee	9,900	17,725	16,725	15,000	5,000	5,000
36010 Library Fines & Services	6,602	7,629	9,852	8,000	8,000	8,000
36020 Late Fees & Penalties	255,537	99,770	103,670	95,000	195,000	115,000
36030 Collection Fees	8,318	780	2,179	2,500	2,500	2,500
36080 Not Sufficient Funds (NSF) Fee	3,575	3,785	3,960	4,000	5,000	4,500
Total:	283,932	129,689	136,386	124,500	215,500	135,000

Fund 10- General Fund
Revenue Detail (Continued)

MISCELLANEOUS REVENUE	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
33480 State Liquor Fund Allotment	16,693	21,930	19,065	20,000	17,512	18,000
34330 Fire Services	36,609	31,057	21,190	24,000	12,126	12,000
34520 Park Fee In Lieu	116,727	108,215	77,559	70,000	807,000	75,000
34525 Silverlake Trees	34,450	17,700				
34530 Landscaping Escrow	168,918					
34540 Community Improvement Fee	166,868					
34555 Banked Water Transfer Fee	1,500	1,250		1,500	1,500	1,500
33101 Economic Development Golf Sponsorship			7,663	5,000	6,997	10,000
33103 Vendor Street Fair			(100)		3,733	10,000
34610 Pony Express Days Sponsorships	13,955	15,500	10,500	9,000	9,000	9,000
34612 Pony Express Days Revenue	500	(260)		500		
34613 Pony Express Days Softball Tournament	(500)			500		
34614 PED Adventure Ride		280				
34615 Miss Eagle Mountain Pageant Sponsorships				2,000		
34616 Miss Eagle Mountain Pageant (Tickets)			220	900	900	
34619 Pony Express Days Baby Contest	80					
34620 Trick Or Treat Village		280	420	300		
34623 Pancake Breakfast				500		
34624 Carnival Wristbands	7,840	7,108	14,534	7,500	15,000	15,000
34626 Parade	1,180	1,170		1,000		
34627 Vendor Booth	3,355	4,595	3,125	7,000	7,000	7,000
34628 Food Vendor Booth	1,725	2,500	1,125	2,100	2,100	2,100
34650 Special Event Permit				275	275	275
34665 EM City Merchandise		1,113	610	2,000	1,000	1,000
34671 Miss EM Pageant Revenue	1,189	2,197	1,932		2,000	2,000
34680 Miscellaneous Events Revenue	620	2,012	6,217			
34731 Use Fees- Parks and Public Parks	50	190	135			
34890 Reimbursement- Miscellaneous	314,911	157,167	169,438			
34910 Services-Photo Copies	16	521	140			
35710 Cell Tower Lease	4,000	6,000	6,000	6,000	6,000	6,000
37010 Interest	77,288	192,017	356,594	250,000	600,000	500,000
37050 Sale-Maps/Publications	218	156	74	100	100	100
37070 Rental Income	619	700	665	1,600	2,800	2,800
37090 Other Miscellaneous	25,302	27,162	43,661	25,000	150,000	25,000
39320 Library Donations	2,358	2,489	3,036	3,000	3,000	3,000
39330 Youth Council Fundraiser				500	500	500
39360 Senior Council Fundraiser	622	766	512	500	500	500
Total:	997,095	603,816	744,316	440,775	1,649,043	700,775

INTERGOVERNMENTAL TRANSFERS/GRANTS	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
31163 Safety Grant - ULGT		2,500				
31165 UT Library & Technology Grant	22,250					
33317 Grant - MAG/UDOT			242,928			
33400 Miscellaneous Grants		3,000		14,932	14,932	
33425 Pony Express Trail Grant						
33433 State Parks & Trails Grant		190,433	(7,434)			
33457 Library Grant			1,000			
33447 EMP Grant						
33495 Cemetery Grant	3,805					
Total:	26,055	195,933	236,494	14,932	14,932	-

Fund 10- General Fund
Revenue Detail (Continued)

IMPACT FEES/EQUITY BUY IN	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
34800 Equity Buy In Storm Water						
34801 Equity Buy In Parks & Trails						
34805 Impact Fees- Strom Drainage						
34825 Future Facilities- Transportation						
34826 Future Facilities- Storm Water						
34827 Parks Future Facilities South						
34875 ROW Existing Street Buy In Transportation						
34876 Future Projects Transportation						
34877 Sweetwater Road Equity Buy In						
34878 Pony Express Ext Silver Lake						
34806 Impact Fee Public Safety						
34881 S Equity Buy In Public Safety						
34882 S Future Facilities Public Safety						
34883 N Equity Buy In Public Safety						
Total:	-	-	-	-	-	-

INTERFUND TRANSFERS	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
37151 Due From-Water	308,155	401,970	411,112	443,479	443,479	510,986
37152 Due From-Sewer	305,021	398,086	406,392	438,403	438,403	503,030
37153 Due From-Electric						
37155 Due From-Gas						
37157 Due From-Solid Waste	22,162	58,568	59,675	62,858	62,858	65,613
37158 Due From Golf Fund			53,611			
37159 Due From-Storm Drain	34,049	59,335	60,853	66,370	66,370	73,162
37171 Due From SID 98-1	333,208					
37172 Due From-AA 2013-1	20,000	20,000		20,000	40,000	20,000
37174 Due From-AA 2000-1	30,000	30,000		30,000	60,000	
38060 Due From Fund 60			73,954			
37116 Due From Public Safety Impact Fee Fund		91,023				
38111 Due From Water Impact Fee Fund			65,934			
38179 Due From Road Bond Debt Service Fund			339			
Due To Fund 51 (Water)		(65,934)				
Due To Fund 54 (Fleet)						
Due To Fund 58 (Golf Course)		(12,018)				
Due To Fund 60 (Economic Development)	(72,000)	(72,000)				
Due To Cemetery Fund	(1,500)	(5,000)	(10,000)			
Due To General Fund Capital Projects Fund		(1,846,435)	(1,750,000)		(2,557,000)	
Fund Balance Adjustment (Use of Fund Balance Reserve)						
Total:	979,095	(942,405)	(628,130)	1,061,109	(1,445,890)	1,172,792

Fund 10- General
Sub 11- Executive
Department 41100- Legislative Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	31,718	32,295	32,295	32,295	32,295	32,295
Materials, Supplies & Services	6,029	2,973	6,678	6,000	6,000	6,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	37,747	35,268	38,973	38,295	38,295	38,295
REVENUE	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	37,747	35,268	38,973	38,295	38,295	38,295
Revenue Total:	37,747	35,268	38,973	38,295	38,295	38,295
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	5.00	5.00	5.00	5.00	5.00	5.00
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	5.00	5.00	5.00	5.00	5.00	5.00

Fund 10- General
Sub 11- Executive
Department 41100- Legislative Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries- Full-time Permanent						
1112 Salaries- Part-time Permanent	29,464	30,000	30,000	30,000	30,000	30,000
1300 Employee Benefits						
1311 Bonus						
1511 FICA	1,827	1,860	1,860	1,860	1,860	1,860
1512 Medicare	427	435	435	435	435	435
1531 State Insurance Fund						
Total:	31,718	32,295	32,295	32,295	32,295	32,295
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships			800			
2321 Travel & Training	1,727	668	2,556	2,000	2,000	2,000
2369 Meetings	2,463	2,288	2,240	3,000	3,000	3,000
2411 Office Expenses & Supplies	829	18	388	500	500	500
2421 Postage						
2513 Equipment Supplies & Maintenance						
4531 Professional/Technical Services						
4950 Elections						
5002 Misc. Services & Supplies	1,009		649	500	500	500
5003 Special Projects			45			
Total:	6,029	2,973	6,678	6,000	6,000	6,000
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 11- Executive
Division 41110- Recorder Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	241,092	246,350	253,327	298,499	275,411	304,265
Materials, Supplies & Services	32,715	16,475	49,685	30,050	25,340	76,850
Capital Outlay	-	938	1,258	2,200	2,200	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	273,807	263,763	304,270	330,749	302,951	381,115
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	273,807	263,763	304,270	330,749	302,951	381,115
Revenue Total:	273,807	263,763	304,270	330,749	302,951	381,115
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed	1.00	1.00	1.00	1.00	1.00	1.00
Full-time	2.00	2.00	2.00	2.00	2.00	2.00
Part-time/Seasonal				0.50	0.50	0.50
FTE Total:	3.00	3.00	3.00	3.50	3.50	3.50

Fund 10- General
Sub 11- Executive
Division 41110- Recorder Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	163,798	165,209	169,473	178,483	173,285	178,483
1112 Part-Time Salaries				16,068	15,000	21,424
1211 Overtime	179	89	218		475	
1212 Wellness Benefit						
1300 Employee Benefits	13,903	14,164	14,558	11,066	15,730	11,066
1311 Bonus						
1511 FICA				996	461	1,328
1512 Medicare	2,322	2,344	2,405	2,821	2,530	2,899
1521 Retirement	30,268	30,385	31,304	32,966	31,924	32,966
1531 State Insurance Fund						
1541 Health Insurance	26,133	29,196	30,449	50,776	31,486	50,776
1545 Dental Insurance	3,306	3,579	3,536	3,606	3,305	3,606
1548 Vision Insurance	547	575	573	639	517	639
1561 Long Term Disability	637	811	811	1,077	698	1,077
Total:	241,092	246,350	253,327	298,499	275,411	304,265
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (IIMC, UMCA, CURA, ARMA, UBL, Notary Renewal)	1,477	700	1,449	1,250	1,250	1,250
2211 Public Notices	3,627	3,582	4,080	5,000	5,000	5,000
2321 Travel & Training	2,373	5,309	2,671	4,900	4,900	5,300
2369 Meetings	213	15	127	300	300	300
2411 Office Expenses & Supplies						
2531 Mileage Reimbursement		91		500	500	500
4138 Property Taxes	131	143	(317)	2,000	2,000	2,000
4139 Recording Fees	2,803	2,329	2,746	3,500	3,500	3,500
4261 Computer Software & Maintenance	595	595	850	5,000		
4531 Professional/Technical Services	5,943	3,219	2,342	5,000	5,000	7,000
4532 Record Transcription Services		400	500	2,000	2,000	2,000
4950 Elections	15,554	92	35,238	600	890	50,000
5002 Misc. Services & Supplies						
Total:	32,715	16,475	49,685	30,050	25,340	76,850
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7412 Computer/Office Equipment				2,200	2,200	
7425 Codification of City Records						
7552 Furniture		938	1,258			
Total:	-	938	1,258	2,200	2,200	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 11- Executive
Department 41220- Attorney Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	136,253	116,751	174,300	110,000	110,000	110,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	136,253	116,751	174,300	110,000	110,000	110,000
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	136,253	116,751	174,300	110,000	110,000	110,000
Revenue Total:	136,253	116,751	174,300	110,000	110,000	110,000
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	0.00	0.00	0.00	0.00	0.00	0.00

Fund 10- General
Sub 11- Executive
Department 41220- Attorney Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries						
1211 Overtime						
1511 FICA						
1311 Bonus						
1521 Retirement						
1531 State Insurance Fund						
1531 Medicare						
1541 Health Insurance						
1999 Reserve For Pay Adjustments						
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
4121 Attorney Fees	136,253	116,751	174,300	110,000	110,000	110,000
2321 Travel & Training						
4531 Professional & Technical Services						
Total:	136,253	116,751	174,300	110,000	110,000	110,000
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 11- Executive
Department 41310- Executive Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	481,322	580,383	568,443	574,770	564,187	585,652
Materials, Supplies & Services	9,193	7,401	17,938	9,180	34,000	52,100
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	24,871	19,099	30,285	25,581	25,581	26,435
Expenditure Total:	515,385	606,883	616,666	609,531	623,768	664,187
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	515,385	606,883	616,666	609,531	623,768	664,187
Revenue Total:	515,385	606,883	616,666	609,531	623,768	664,187
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	1	1	1	1	1	1
Appointed	1	1	1	1	1	1
Full-time	2.35	2.75	2.75	2.75	2.75	2.75
Part-time/Seasonal	0.66	0.66	0.66	0.66	0.66	0.66
FTE Total:	5.01	5.41	5.41	5.41	5.41	5.41

Fund 10- General
Sub 11- Executive
Department 41310- Executive Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	329,255	375,773	391,388	374,530	401,174	383,116
1111 Annual Leave Payout						
1112 Salaries - PT	13,395	12,911	24,286	20,592	14,136	20,592
1211 Overtime	499	263	256	2,000	2,353	2,000
1212 Wellness Benefit						
1242 Car Allowance	5,786	6,018	6,018	6,000	6,000	6,000
1300 Employee Benefits	18,019	50,117	23,762	23,228	25,691	23,760
1311 Bonus						
1511 FICA	3,950	3,911	1,932	1,277	914	1,277
1512 Medicare	5,204	5,810	6,015	5,729	6,008	5,854
1521 Retirement	49,456	51,889	36,470	69,176	33,951	70,762
1531 State Insurance Fund						
1541 Health Insurance	49,940	66,195	70,562	63,470	67,141	63,470
1545 Dental Insurance	3,752	5,282	5,391	5,710	4,775	5,710
1548 Vision Insurance	676	852	869	799	733	799
1551 Cafeteria Plan	585					
1561 Long Term Disability	805	1,362	1,498	2,260	1,311	2,312
Total:	481,322	580,383	568,443	574,770	564,187	585,652
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (ULCT, MAG, ICMA, UCMA)	3,778	1,744	12,963	180	25,000	40,550
2211 Public Notices						
2321 Travel & Training	4,956	5,072	4,824	8,500	8,500	11,050
2369 Meetings	59	452	148	500	500	500
2411 Office Expenses & Supplies		23				
2421 Postage						
2513 Equipment Supplies & Maintenance						
2521 Vehicle Fuel & Maintenance						
2531 Mileage Reimbursement						
4531 Professional/Technical Services						
5002 Misc. Services & Supplies	400	109	3			
5003 Special Projects						
Total:	9,193	7,401	17,938	9,180	34,000	52,100
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7412 Computer Equipment						
7552 Furniture						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	24,871	19,099	30,285	25,581	25,581	26,435
Total:	24,871	19,099	30,285	25,581	25,581	26,435

Fund 10- General
Sub 11 - Executive
Department 41410- Finance & Accounting Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	312,058	274,956	288,308	347,724	323,731	355,141
Materials, Supplies & Services	72,096	86,531	128,748	76,200	82,150	94,850
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	384,155	361,487	417,057	423,924	405,881	449,991
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	384,155	361,487	417,057	423,924	405,881	449,991
Revenue Total:	384,155	361,487	417,057	423,924	405,881	449,991
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed	1.00	1.00	1.00	1.00	1.00	1.00
Full-time	3.00	2.60	2.60	2.60	2.60	2.60
Part-time/Seasonal						
FTE Total:	4.00	3.60	3.60	3.60	3.60	3.60

Fund 10- General
Sub 11 - Executive
Department 41410- Finance & Accounting Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	197,271	169,295	183,286	222,293	207,587	228,146
1211 Overtime	61	139			100	
1212 Wellness Benefit						
1300 Employee Benefits	13,010	10,433	10,987	13,782	12,534	14,145
1311 Bonus						
1511 FICA		0				
1512 Medicare	2,730	2,352	2,507	3,223	2,874	3,308
1521 Retirement	34,643	30,507	33,598	41,058	37,743	42,139
1531 State Insurance Fund						
1541 Health Insurance	57,905	56,197	52,506	60,931	57,688	60,931
1545 Dental Insurance	4,868	4,487	3,933	4,328	3,791	4,328
1548 Vision Insurance	807	723	637	767	593	767
1561 Long Term Disability	764	824	855	1,341	821	1,377
Total:	312,058	274,956	288,308	347,724	323,731	355,141
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (GFOA, UGFOA, APT US&C, UAPT)	1,208	582	932	600	750	750
2321 Travel & Training	1,567	2,893	4,239	3,750	3,750	5,750
2369 Meetings	253	80	93	300	300	300
2411 Office Expenses & Supplies	24		192		300	
2421 Postage						
2513 Equipment Supplies & Maintenance						
2531 Mileage Reimbursement						
2710 Budget/CAFR Prep	1,108	1,007	890	1,050	1,050	1,050
4140 Banking Fees	25,975	27,911	30,744	27,500	33,000	34,000
4151 Auditing & Accounting	35,805	43,350	41,000	40,000	40,000	40,000
4211 Computer Network & Data Process						
4221 Web Site Maintenance						
4261 Computer Software & Maintenance						
4521 Collection Fees	6,157	10,708	2,753	3,000	3,000	3,000
4531 Professional/Technical Services						10,000
5002 Misc. Services & Supplies						
6000 Bad Debt Expense			47,905			
Total:	72,096	86,531	128,748	76,200	82,150	94,850
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7411 Office Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 11 - Executive
Division 41710- Engineering Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	381,298	413,278	418,444	427,028	424,607	462,334
Materials, Supplies & Services	12,076	4,374	3,934	167,700	168,200	163,480
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	36,731	23,639	28,615	31,866	31,866	34,466
Expenditure Total:	430,105	441,291	450,993	626,594	624,673	660,280
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	430,105	441,291	450,993	626,594	624,673	660,280
Revenue Total:	430,105	441,291	450,993	626,594	624,673	660,280
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	5.00	4.30	4.33	4.33	4.33	4.83
Part-time/Seasonal						
FTE Total:	5.00	4.30	4.33	4.33	4.33	4.83

Fund 10- General
Sub 11 - Executive
Division 41710- Engineering Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	245,873	261,901	262,703	269,653	268,997	289,330
1112 Salaries PT						
1211 Overtime	1,650	2,180	4,015		3,504	
1242 Car Allowance	5,053	5,717	5,717	4,500	5,700	5,700
1300 Employee Benefits	17,827	19,842	20,050	16,718	19,699	17,938
1311 Bonus						
1321 Clothing Allowance		1,200	1,200	1,400	1,400	1,400
1511 FICA						
1512 Medicare	3,568	3,827	3,844	3,910	3,936	4,195
1521 Retirement	40,612	42,692	43,022	49,805	42,510	53,439
1531 State Insurance Fund						
1541 Health Insurance	59,814	68,259	70,267	73,286	71,882	81,749
1545 Dental Insurance	4,991	5,548	5,485	5,205	5,145	5,806
1548 Vision Insurance	819	883	880	923	803	1,029
1561 Long Term Disability	1,092	1,229	1,261	1,627	1,031	1,746
Total:	381,298	413,278	418,444	427,028	424,607	462,334
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (UCEA, ASCE, SWIP, APWA)	250	420	450	850	850	850
2321 Travel & Training	2,257	1,569	325	3,500	3,500	4,280
2369 Meetings	22	39	69	300	300	300
2411 Office Expenses & Supplies		16			500	
2431 Uniforms & Clothing	1,556					
2513 Equipment Supplies & Maintenance	3,032	1,087	1,341	6,500	6,500	1,500
2523 Blue Stakes Supplies	961	1,243	1,749	6,550	6,550	6,550
2531 Mileage Reimbursement						
4320 Engineering Services						
4531 Professional/Technical Services	3,999			150,000	150,000	150,000
5002 Misc. Services & Supplies						
Total:	12,076	4,374	3,934	167,700	168,200	163,480
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7412 Computer Equipment						
7414 GIS Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	36,731	23,639	28,615	31,866	31,866	34,466
Total:	36,731	23,639	28,615	31,866	31,866	34,466

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41910 - Economic Development Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	58,319	73,015	71,175	73,015
Materials, Supplies & Services	-	-	98,831	69,870	74,600	89,770
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	-	-	157,150	142,885	145,775	162,785
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	-	-	-	142,885	145,775	162,785
Revenue Total:	-	-	-	142,885	145,775	162,785
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time			0.65	0.65	0.65	0.65
Part-time/Seasonal						
FTE Total:	-	-	0.65	0.65	0.65	0.65

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41910 - Economic Development Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries			43,032	48,210	47,159	48,210
1211 Overtime						
1300 Employee Benefits			3,350	2,989	3,416	2,989
1511 FICA						
1311 Bonus						
1512 Medicare			615	699	659	699
1521 Retirement			(1,175)	8,904	7,181	8,904
1531 State Insurance Fund						
1541 Health Insurance			11,306	11,001	11,634	11,001
1545 Dental Insurance			856	781	814	781
1548 Vision Insurance			139	139	127	139
1561 Long Term Disability			197	291	185	291
1999 Reserve For Pay Adjustments						
Total:	-	-	58,319	73,015	71,175	73,015
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (EDCU, Utah Alliance, IEDC)			8,250	3,670	8,400	9,370
2321 Travel & Training			2,151	10,700	10,700	12,600
2369 Meetings			795	1,500	1,500	1,500
4121 Attorney Fees						
4320 Consulting Services			32,499			
4812 Building Rent			57,625			
5780 Marketing Tools			2,632	14,000	14,000	16,300
6211 Insurance and Surety Bond						
6510 EM Chamber of Commerce				30,000	30,000	30,000
6522 Economic Development Events			(5,120)	10,000	10,000	20,000
Total:	-	-	98,831	69,870	74,600	89,770
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9110 Due To General Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41930- Youth Council Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	-	580	71	1,400	1,400	1,400
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	-	580	71	1,400	1,400	1,400
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	-	580	71	1,400	1,400	1,400
Revenue Total:	-	580	71	1,400	1,400	1,400
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	0.00	0.00	0.00	0.00	0.00	0.00

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41930- Youth Council Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT						
1112 Salaries - PT						
1211 Overtime						
1300 Employee Benefits						
1511 FICA						
1512 Medicare						
1521 Retirement						
1541 Health Insurance						
1545 Dental Insurance						
1548 Vision Insurance						
1561 Long Term Disability						
1999 Reserve For Pay Adjustments						
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues Subscriptions & Membership						
2321 Travel and Training				1,200	1,200	1,200
2411 Office Expenses & Supplies						
5856 Youth Council		580	71	200	200	200
6527 Grants/Cont.- Youth Council						
Total:	-	580	71	1,400	1,400	1,400
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 18 - Boards Commission and Council
Division 41940- Recreation Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	159,456	174,766	192,825	192,033	197,870	202,075
Materials, Supplies & Services	75,864	122,306	63,575	98,400	104,400	104,400
Capital Outlay	16,441	-	-	-	-	-
Interfund Transactions	18,483	18,548	23,015	21,062	21,062	19,987
Expenditure Total:	270,244	315,620	279,416	311,495	323,332	326,462
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	270,244	315,620	279,416	311,495	323,332	326,462
Revenue Total:	270,244	315,620	279,416	311,495	323,332	326,462
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	2.08	2.08	2.33	2.33	2.33	2.53
Part-time/Seasonal	1.20	1.20	1.20	1.20	1.20	1.40
FTE Total:	3.28	3.28	3.53	3.53	3.53	3.93

Fund 10- General
Sub 18 - Boards Commission and Council
Division 41940- Recreation Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries FT	81,022	92,794	92,696	94,628	99,397	98,912
1112 Salaries PT	17,034	12,066	29,953	25,709	25,709	29,994
1211 Overtime	5,608	5,230	3,308	1,000	2,698	1,000
1300 Employee Benefits	5,858	6,225	6,602	5,867	6,566	6,133
1311 Bonus				-		-
1321 Clothing Allowance		400	400	800	800	800
1511 FICA	1,056	748	1,686	1,594	1,594	1,860
1512 Medicare	1,472	1,568	1,758	1,745	1,745	1,869
1521 Retirement	14,950	16,924	17,091	17,478	17,414	18,269
1531 State Insurance Fund				-		-
1541 Medical Insurance	29,245	34,969	35,545	39,351	38,483	39,351
1545 Dental	2,501	2,930	2,879	2,795	2,677	2,795
1548 Vision	416	464	460	496	418	496
1561 Long Term Disability	295	448	448	571	369	597
Total:	159,486	174,766	192,825	192,033	197,870	202,075
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, subscriptions, and memberships	813	145	145	200	200	200
2321 Travel/Training	640		903	1,500	1,500	2,000
2431 Uniforms	601					
2513 Equipment Supplies & Maintenance	1,963	1,112	2,850	5,000	5,000	5,000
3111 Utilities						
4531 Professional & Technical Services	2,852	12,795	2,077	4,000	4,000	4,000
4610 Officials						
4611 Concessions						
5750 Youth Soccer (Spring) - Formerly Youth Sports	21		(5)			
5751 Youth Soccer (Fall)	4,811					
5752 Youth Baseball	20,214	60,155				
5753 Youth Basketball	38,413	39,400	41,330	40,000	55,000	54,500
5754 Adult Softball	2,964	3,842	4,780	9,600	9,000	9,000
5755 Adult Volleyball	510	518	1,155	2,100	1,200	1,200
5756 Men's Basketball	1,610			2,800	2,800	2,800
5757 Women's Basketball				-		
5758 Women's Volleyball	451	418	408	2,100	1,200	1,200
5759 Flag Football				2,500	2,500	2,500
5749 Pickleball				2,500	2,500	2,500
5748 Ultimate Frisbee				3,100	2,500	2,500
5760 CSSA Softball (Spring)		3,921	5,113	9,000	6,000	6,000
5761 CSSA Softball (Fall)			4,821	9,000	6,000	6,000
5747 New Program Development				5,000	5,000	5,000
5862 Pass-Through						
Total:	75,864	122,306	63,575	98,400	104,400	104,400
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay	16,441					
Total:	16,441	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	18,483	18,548	23,015	21,062	21,062	19,987
Total:	18,483	18,548	23,015	21,062	21,062	19,987

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41960 Senior Council Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	2,828	7,055	7,191	7,511
Materials, Supplies & Services	3,756	3,100	4,733	5,000	5,000	5,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	3,756	3,100	7,561	12,055	12,191	12,511
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	3,756	3,100	7,561	12,055	12,191	12,511
Revenue Total:	3,756	3,100	7,561	12,055	12,191	12,511
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	-	-	-	-	-	-
Appointed	-	-	-	-	-	-
Full-time	0.10	0.10	0.10	0.10	0.10	0.10
Part-time/Seasonal	-	-	-	-	-	-
FTE Total:	0.10	0.10	0.10	0.10	0.10	0.10

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41960 Senior Council Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT			1,637	4,120	4,359	4,480
1112 Salaries - PT						
1211 Overtime			131		81	
1300 Employee Benefits			28	255	52	278
1511 FICA						
1512 Medicare			25	60	65	65
1521 Retirement			267	761	682	827
1531 State Insurance Fund						
1541 Health Insurance			676	1,693	1,791	1,693
1545 Dental Insurance			49	120	125	120
1548 Vision Insurance			8	21	20	21
1561 Long Term Disability			7	25	16	27
Total:	-	-	2,828	7,055	7,191	7,511
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
5856 Senior Council	3,756	3,100	4,733	5,000	5,000	5,000
Total:	3,756	3,100	4,733	5,000	5,000	5,000
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 18 - Boards, Commission and Council
Division 41990- Special Events Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	69,551	86,096	86,679	87,691	90,242	130,157
Materials, Supplies & Services	46,529	56,423	61,133	118,200	118,200	137,400
Capital Outlay	60,228	-	-	168,000	168,000	25,000
Interfund Transactions	-	-	-	13,227	13,227	10,608
Expenditure Total:	176,308	142,518	147,811	387,119	389,669	303,165
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	176,308	142,518	147,811	387,119	389,669	303,165
Revenue Total:	176,308	142,518	147,811	387,119	389,669	303,165
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	0.98	0.98	0.98	0.98	0.98	0.98
Part-time/Seasonal	0.50	0.50	0.50	0.50	0.68	0.68
FTE Total:	1.48	1.48	1.48	1.48	1.65	1.65

Fund 10- General
Sub 18 - Boards, Commission and Council
Division 41990- Special Events Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries FT	40,096	43,757	40,748	43,258	45,358	46,498
1112 Salaries PT	9,852	10,354	15,480	13,926	15,539	21,692
1111 Salaries FT - Other Dept Staff						20,000
1112 Salaries PT - Other Dept Staff						10,000
1211 Overtime	2,573	2,672	2,435		726	
1300 Employee Benefits	7,188	1,078	779	2,682	491	2,883
1311 Bonus						
1511 FICA	634	690	1,021	863	963	1,345
1512 Medicare	761	812	839	829	890	989
1521 Retirement	6,472	6,980	6,440	7,990	7,233	8,588
1541 Health Insurance	1,582	17,896	17,232	16,502	17,461	16,502
1545 Dental Insurance	214	1,426	1,304	1,172	1,222	1,172
1548 Vision Insurance	21	230	212	208	191	208
1561 Long Term Disability	158	201	188	261	168	281
Total:	69,551	86,096	86,679	87,691	90,242	130,157
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues and Subscriptions (Music Licensing, SESAC, BMI, ASCAP, Utah Assn. of Fairs & Events)				1,200	1,200	1,200
2321 Travel and Training	32		23	1,400	1,400	2,500
2513 Equipment, Supplies & Maintenance				8,000	8,000	8,000
3111 Utilities						
5855 Exceptional Kids						
5856 Special Events Projects	13,131	18,244	37,760	56,900	56,900	65,000
5858 Pony Express Days	25,728	28,836	16,798	40,000	40,000	50,000
5859 Miss Eagle Mountain	6,371	7,475	5,098	7,000	7,000	7,000
5860 PE Days Rodeo			(270)			
5850 Veterans Board	1,267	1,868	1,724	3,700	3,700	3,700
Total:	46,529	56,423	61,133	118,200	118,200	137,400
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay	60,228			168,000	168,000	25,000
Total:	60,228	-	-	168,000	168,000	25,000
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund				13,227	13,227	10,608
Total:	-	-	-	13,227	13,227	10,608

Fund 10- General
Sub 18 - Boards, Commissions and Councils
Department 45800- Library Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	218,516	232,890	243,538	274,138	236,286	291,744
Materials, Supplies & Services	84,042	57,335	52,420	79,050	79,050	93,250
Capital Outlay	1,796	10,637	-	12,200	12,200	12,125
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	304,353	300,862	295,958	365,388	327,536	397,119
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	304,353	300,862	295,958	365,388	327,536	397,119
Revenue Total:	304,353	300,862	295,958	365,388	327,536	397,119
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	2.00	2.00	2.00	2.00	2.00	2.00
Part-time/Seasonal	3.75	4.15	4.33	4.33	4.33	4.50
FTE Total:	5.75	6.15	6.33	6.33	6.33	6.50

Fund 10- General
Sub 18 - Boards, Commissions and Councils
Department 45800- Library Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	94,816	95,653	99,136	102,300	101,425	107,548
1112 PT/Temp Seasonal Salaries	61,189	70,021	74,452	100,157	64,411	110,334
1211 Overtime	188	10	68		10	
1212 Wellness Benefit						
1300 Employee Benefits (401k or 457)	5,878	5,968	6,141	6,343	6,268	6,668
1311 Bonus						
1511 FICA	3,788	4,342	4,616	6,210	3,994	6,841
1512 Medicare	2,168	2,303	2,409	2,936	2,306	3,159
1521 Retirement	17,510	17,600	18,295	18,895	18,672	19,864
1531 State Insurance Fund						
1541 Health Insurance	29,893	33,434	34,886	33,851	35,897	33,851
1545 Dental Insurance	2,434	2,662	2,633	2,404	2,506	2,404
1548 Vision Insurance	403	429	427	426	391	426
1561 Long Term Disability	248	467	474	617	406	649
Total:	218,516	232,890	243,538	274,138	236,286	291,744
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (Membership Renewals, Jr. Library Guild, Rocket Languages, Universal Class, Law Depot, ALA, ULA, MPLA, ARSL, Audio Book Subscription)	13,194	10,516	6,779	13,000	13,000	15,000
2321 Travel & Training	109	409	1,297	1,500	1,500	1,500
2369 Meetings	143	260	41	150	150	150
2411 Office Expenses & Supplies	3,027	3,040	2,860	3,500	3,500	3,500
2421 Postage						
2513 Equipment, Supplies, & Maintenance	1,030	1,032		1,500	1,500	1,500
2531 Mileage Reimbursement						
3111 Utilities						
4211 Computer Network & Data Process	15,182	13,662	10,661	14,000	14,000	21,000
4521 Collection Fees				500	500	500
5002 Misc. Services & Supplies						
5791 Library Materials & Books	29,145	28,687	27,703	35,000	35,000	40,000
5793 Replacement Books						
5795 Library Materials From Grants	21,452	(1,754)	859	6,900	6,900	7,000
5856 Library Events	760	1,482	2,221	3,000	3,000	3,100
Total:	84,042	57,335	52,420	79,050	79,050	93,250
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment		4,908		9,200	9,200	7,125
7412 Computer Equipment	1,796	1,508		3,000	3,000	5,000
7552 Furniture		4,221				
Total:	1,796	10,637	-	12,200	12,200	12,125
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 19
Department 41950 - Non-Departmental - Project Management/Facilities Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	113,436	94,176	158,603	165,896	187,261	266,210
Materials, Supplies & Services	82,546	91,542	112,843	100,000	100,000	102,700
Capital Outlay	1,790	64,313	777	65,500	65,500	62,000
Interfund Transactions	-	14,410	19,128	20,248	20,248	65,958
Expenditure Total:	197,771	264,442	291,351	351,643	373,009	496,868
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	197,771	264,442	291,351	351,643	373,009	496,868
Revenue Total:	197,771	264,442	291,351	351,643	373,009	496,868
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.63	2.10	1.50	1.50	1.50	3.00
Part-time/Seasonal			1.25	1.25	1.25	1.25
FTE Total:	1.63	2.10	2.75	2.75	2.75	4.25

Fund 10- General
Sub 19
Department 41950 - Non-Departmental-Project Management/Facilities Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	41,728	40,032	58,478	83,468	86,161	139,781
1112 Salaries - PT	44,545	18,847	20,238	29,458	18,978	30,797
1115 Unemployment		2,354				
1211 Overtime	92	2,615	456		376	
1300 Employee Benefits	2,689	5,074	8,092	5,175	9,756	8,666
1321 Clothing Allowance			101	900	900	900
1511 FICA	694	1,169	1,255	1,826	1,177	1,909
1512 Medicare	752	825	1,097	1,637	1,451	2,473
1521 Retirement	6,544	4,766	5,640	15,417	9,904	25,818
1531 State Insurance Fund			40,303		29,076	
1541 Health Insurance	14,823	16,755	20,868	25,388	26,986	50,776
1545 Dental Insurance	1,213	1,330	1,561	1,803	1,879	3,606
1548 Vision Insurance	202	214	253	320	293	639
1551 HSA Admin Fees						
1561 Long Term Disability	154	195	261	504	324	843
Total:	113,436	94,176	158,603	165,896	187,261	266,210
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2431 Uniforms & Clothing	188					1,500
2321 Travel & Training						
2421 Postage			(262)			
2513 Equipment Supplies & Maintenance	3,945	4,474	172	5,000	5,000	5,000
2610 Buildings & Ground Maintenance	27,766	41,292	56,317	35,000	35,000	35,000
2612 Janitorial Services	5,750	4,586	6,345	15,000	15,000	15,000
2613 Contract Services (Janitorial)						
3111 Utilities	44,399	40,146	39,069	30,000	30,000	30,000
3315 DSL Service			(89)			
4531 Professional/Technical Services	686	1,044	11,291	15,000	15,000	16,200
6211 Insurance & Surety Bonds						
Total:	82,546	91,542	112,843	100,000	100,000	102,700
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7211 Building & Bldg. Improvements		64,313	347	58,000	58,000	62,000
7410 Equipment			430	1,500	1,500	
7412 Computer Equipment						
7552 Furniture	1,790			6,000	6,000	
Total:	1,790	64,313	777	65,500	65,500	62,000
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund		14,410	19,128	20,248	20,248	65,958
Total:	-	14,410	19,128	20,248	20,248	65,958

Fund 10- General

Sub 19

Department 41955 - Non-Departmental-Information Technology Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	191,537	222,037	214,377	329,400	345,900	280,300
Capital Outlay	15,966	15,772	57,734	107,900	107,900	149,000
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	207,502	237,809	272,111	437,300	453,800	429,300
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	207,502	237,809	272,111	437,300	453,800	429,300
Revenue Total:	207,502	237,809	272,111	437,300	453,800	429,300
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	-	-	-	-	-	-

Fund 10- General

Sub 19

Department 41955 - Non-Departmental-Information Technology Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT						-
1112 Salaries - PT						-
1115 Unemployment						
1211 Overtime						
1300 Employee Benefits						-
1511 FICA						-
1512 Medicare						-
1521 Retirement						-
1531 State Insurance Fund						
1541 Health Insurance						-
1545 Dental Insurance						-
1548 Vision Insurance						-
1551 HSA Admin Fees						-
1561 Long Term Disability						-
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships						
2320 Allocated Credit Cards						
2369 Meetings						
2513 Equipment, Supplies & Maintenance			1,730	2,700	2,700	2,500
3311 Telephone	40,010	40,855	33,837	20,000	30,000	30,000
3313 Cell Phones/Pagers	22,751	24,002	33,777	30,000	32,000	33,200
3315 DSL Service						
4222 Printer/Copier Maintenance			7,725	9,000	13,500	12,000
4221 Website Maintenance	5,985	6,284	50,129	65,000	65,000	10,000
4261 Computer Software & Maintenance	117,460	145,565	34,958	125,700	125,700	125,100
4531 Professional/Technical Services	5,331	5,331	52,220	77,000	77,000	67,500
Total:	191,537	222,037	214,377	329,400	345,900	280,300
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7211 Building & Bldg. Improvements						
7412 Computer Equipment	15,966	15,772	57,734	107,900	107,900	149,000
7552 Furniture						
Total:	15,966	15,772	57,734	107,900	107,900	149,000
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General

Sub 19

Department 41970 - Non-Departmental-Public Information Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	113,900	139,976	150,715	149,586	148,108	149,586
Materials, Supplies & Services	33,351	88,491	28,036	26,500	28,356	26,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	147,251	228,467	178,751	176,086	176,464	175,586
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	147,251	228,467	178,751	176,086	176,464	175,586
Revenue Total:	147,251	228,467	178,751	176,086	176,464	175,586
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	0.93	0.93	0.93	0.93
Part-time/Seasonal		1.40	1.25	1.25	1.25	1.25
FTE Total:	1.00	2.40	2.18	2.18	2.18	2.18

Fund 10- General
Sub 19
Department 41970 - Non-Departmental-Public Information Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	73,359	75,357	77,107	76,217	75,597	76,217
1112 Salaries - PT	4,477	24,020	31,940	33,475	32,277	33,475
1115 Unemployment						
1211 Overtime		598	336		243	
1300 Employee Benefits	4,548	4,663	4,781	4,725	4,725	4,725
1511 FICA	278	1,526	2,001	2,075	2,016	2,075
1512 Medicare	1,099	1,382	1,552	1,591	1,519	1,591
1521 Retirement	13,549	13,837	14,242	14,077	13,517	14,077
1531 State Insurance Fund						
1541 Health Insurance	14,923	16,693	16,911	15,656	16,578	15,656
1545 Dental Insurance	1,207	1,331	1,280	1,112	1,159	1,112
1548 Vision Insurance	202	214	208	197	181	197
1551 HSA Admin Fees						
1561 Long Term Disability	258	355	359	460	296	460
Total:	113,900	139,976	150,715	149,586	148,108	149,586
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (3CMA, NIOA)	390	575	585	800	800	800
2321 Travel & Training	119	413	1,586	2,500	2,500	2,500
2369 Meetings		23	75	800	1,400	300
2421 Postage						
4531 Professional & Technical Services	1,128		4,776	2,400	2,400	2,400
4541 Printing and Mailing	15,233	2,126	2,126		1,256	
4561 Citizen Survey						
5003 Marketing & PR Events	810	10,533	11,772	12,000	12,000	8,000
5005 EM City Merchandise			7,116	8,000	8,000	12,000
5006 USP 20th Anniv. Celebration	15,671	74,820				
Total:	33,351	88,491	28,036	26,500	28,356	26,000
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7211 Building & Bldg. Improvements						
7412 Computer Equipment						
7552 Furniture						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General

Sub 19

Department 41980 - Non-Departmental-Human Resources Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	100,218	112,716	119,751	127,141	125,254	130,750
Materials, Supplies & Services	124,170	82,010	69,454	105,875	94,875	86,375
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	224,388	194,726	189,205	233,016	220,129	217,125
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	224,388	194,726	189,205	233,016	220,129	217,125
Revenue Total:	224,388	194,726	189,205	233,016	220,129	217,125
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	1.00	1.00	1.00	1.00
Part-time/Seasonal						
FTE Total:	1.00	1.00	1.00	1.00	1.00	1.00

Fund 10- General
Sub 19
Department 41980 - Non-Departmental-Human Resources Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	65,629	69,656	75,101	77,255	75,537	80,340
1112 Salaries - PT				-		-
1115 Unemployment				5,000	5,000	5,000
1211 Overtime	916					
1300 Employee Benefits	3,957	4,220	4,488	4,790	4,439	4,981
1321 Clothing Allowance		5,600	5,550	4,400	5,600	5,600
1511 FICA		149	161	-	21	-
1512 Medicare	958	1,072	1,152	1,120	1,091	1,165
1521 Retirement	12,281	13,280	13,879	14,269	13,920	14,839
1531 State Insurance Fund (Worker's Comp)						
1541 Health Insurance	14,905	16,856	17,542	16,925	17,898	16,925
1545 Dental Insurance	1,217	1,336	1,319	1,202	1,253	1,202
1548 Vision Insurance	202	215	214	213	195	213
1551 HSA Admin Fees				1,500		
1561 Long Term Disability	152	331	345	466	300	485
Total:	100,218	112,716	119,751	127,141	125,254	130,750
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (SHRM)	21,533	11,171	12,447	25,000	14,000	500
2320 Allocated Credit Cards						
2321 Travel & Training	150	558		2,250	2,250	2,250
2369 Meetings						
2371 Educational Assistance	3,921	7,500	5,895	9,000	9,000	9,000
2378 Safety Awards	200	310	1,487	1,500	1,500	1,500
2379 Employee Activities	3,589	3,666	4,418	10,000	10,000	10,000
2411 Office Expenses & Supplies	18,069	24,447	17,689	23,000	23,000	23,000
2421 Postage				2,000	2,000	2,000
2431 Uniforms & Clothing (Office Employees)	2,573	572				
2461 Computer Software & Maint	1,625			1,625	1,625	1,625
4531 Professional & Technical Services	10,639	9,817	4,750	6,500	6,500	11,500
6211 Insurance and Surety Bonds	61,871	23,969	22,768	25,000	25,000	25,000
Total:	124,170	82,010	69,454	105,875	94,875	86,375
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7211 Building & Bldg. Improvements						
7412 Computer Equipment						
7552 Furniture						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 21 - Public Safety
Division 42100- Public Safety Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	74,454	84,042	93,817	82,000	107,204	107,700
Materials, Supplies & Services	2,110,964	2,244,695	2,456,714	2,719,000	2,714,350	3,040,750
Capital Outlay	-	815	-	7,000	7,000	12,500
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	2,185,418	2,329,552	2,550,530	2,808,000	2,828,554	3,160,950
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	2,185,418	2,329,552	2,550,530	2,808,000	2,828,554	3,160,950
Revenue Total:	2,185,418	2,329,552	2,550,530	2,808,000	2,828,554	3,160,950
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal	4.52	4.52	4.52	4.52	4.52	4.52
FTE Total:	4.52	4.52	4.52	4.52	4.52	4.52

Fund 10- General
Sub 21 - Public Safety
Division 42100- Public Safety Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1112 PT/Temp Seasonal Salaries	69,163	78,069	87,149	76,000	99,585	100,000
1211 Overtime						
1300 Employee Benefit						
1311 Bonus						
1511 FICA	4,288	4,840	5,403	4,800	6,174	6,200
1512 Medicare	1,003	1,132	1,264	1,200	1,445	1,500
1521 Retirement						
Total:	74,454	84,042	93,817	82,000	107,204	107,700
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2513 Equipment, Supplies, and Maintenance						
3111 Utilities	4,679	2,312		4,500	4,500	4,500
3311 Telephone						
4410 Animal Control (NUVASSSD Cost)	28,037	26,576	27,612	30,000	30,350	31,000
4520 Contract Services	1,954,853	2,116,085	2,267,576	2,533,000	2,533,000	2,850,000
4520 Contract Services (Citation Credit)				(50,000)	(50,000)	(50,000)
4525 Utah Valley Dispatch	108,643	88,311	140,303	145,000	145,000	145,000
4531 Professional & Technical Services				5,000		9,000
5002 Misc. Services & Supplies	5,030	1,414	1,944	2,000	2,000	2,250
5230 Emergency Management	90	1,851	2,269	3,000	3,000	2,500
5235 CERT Training				500	500	500
5797 Planning Grant Expenses						
5859 RadWomen	365		761	500	750	750
5860 RadKids-Women/Community Safety/VIPS	5,499	3,138	7,255	8,500	8,250	8,250
5861 Communities That Care Program	3,769	5,009	5,742	7,000	7,000	7,000
5862 DUI Blitzes w/ Beer Tax Funds		2,827	3,252	30,000	30,000	30,000
Total:	2,110,964	2,244,695	2,456,714	2,719,000	2,714,350	3,040,750
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay						
7410 Equipment		815				
7415 Emergency Management Equipment				7,000	7,000	12,500
Total:	-	815	-	7,000	7,000	12,500
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 25 - Fire
Department 42200- Fire Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-			
Materials, Supplies & Services	-	-	-			
Capital Outlay	101,000	-	-			
Interfund Transactions						
Expenditure Total:	101,000	0	-	-	-	-
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	101,000	-	-		-	
Revenue Total:	101,000	-	-	-	-	-
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	-	-	-	-	-	-

Fund 10- General
Sub 25 - Fire
Department 42200- Fire Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries						
1112 PT/Temp Seasonal Salaries						
1116 GAP Time						
1122 Vacation Pay						
1123 Sick Leave						
1211 Overtime						
1250 Paid-Call						
1300 Employee Benefits						
1311 Bonus						
1511 FICA						
1512 Medicare						
1521 Retirement						
1541 Health Insurance						
1545 Dental Insurance						
1548 Vision Insurance						
1561 Long Term Disability						
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships						
2321 Travel & Training						
2369 Meetings						
2411 Office Expenses & Supplies						
2412 Safety Programs & Supplies						
2431 Uniforms & Clothing						
2513 Equipment Supplies & Maintenance						
2521 Vehicle Fuel						
2522 Vehicle Maintenance						
2610 Buildings & Ground Maintenance						
3311 Telephone						
4520 Contract Services						
4531 Professional/Technical Services						
4811 Equipment Rental/Lease						
5002 Misc. Services & Supplies						
5005 Wildfire Suppression						
5230 Fire Prevention Education						
Total:	-	-	-	-	-	-
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay	101,000					
7211 Building Improvements						
7410 Equipment						
7412 Computer Equipment						
7421 Furniture						
Total:	101,000	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 25 - Fire
Department 42270- Ambulance Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-		-	
Materials, Supplies & Services						
Capital Outlay						
Interfund Transactions						
Expenditure Total:	-	0	-	-	-	-
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	-	-	-		-	
Revenue Total:	-	-	-	-	-	-
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	0.00	0.00	0.00	0.00	0.00	0.00

Fund 10- General
Sub 25 - Fire
Department 42270- Ambulance Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries						
1211 Overtime						
1250 Volunteer Standby						
1300 Employee Benefits						
1311 Bonus						
1511 FICA						
1521 Retirement						
1531 State Insurance Fund						
1531 Medicare						
1541 Health Insurance						
1999 Reserve For Pay Adjustments						
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships						
2321 Travel & Training						
2369 Meetings						
2373 Baseline Test New Firefighters						
2513 Equipment Supplies & Maintenance						
2521 Vehicle Fuel & Maintenance						
4520 Contract Services						
4531 Professional/Technical Services						
4532 Billing Services						
5002 Misc. Services & Supplies						
5770 Expendable EMS Supplies						
6530 EMS Grant Expenditures						
Total:	-	-	-	-	-	-
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7413 Communications Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
9177 Due To Lease Purchase Debt Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 32 - Planning and Zoning
Department 41800- Planning Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	378,439	455,300	442,268	443,440	448,335	417,648
Materials, Supplies & Services	18,184	22,254	50,081	17,500	19,040	122,650
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	18,557	9,932	-	22,049	22,049	27,447
Expenditure Total:	415,180	487,486	492,349	482,989	489,424	567,745
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	415,180	487,486	492,349	482,989	489,424	567,745
Revenue Total:	415,180	487,486	492,349	482,989	489,424	567,745
PERSONNEL SUMMARY(FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	4.00	4.00	4.00	4.00	4.00	4.50
Part-time/Seasonal			0.50	0.50	0.50	
FTE Total:	4.00	4.00	4.50	4.50	4.50	4.50

Fund 10- General
Sub 32 - Planning and Zoning
Department 41800- Planning Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	256,857	293,075	281,534	262,552	278,421	263,815
1112 Part-Time Salaries			360	17,139		
1211 Overtime	781	5,272	4,560		1,354	
1300 Employee Benefit	14,057	16,060	16,467	16,284	22,159	16,357
1311 Bonus						
1321 Clothing Allowance		400	800	800	800	800
1511 FICA			22	1,063		-
1512 Medicare	3,706	4,256	4,107	4,069	4,069	3,825
1521 Retirement	45,252	51,989	49,198	48,459	48,459	48,727
1531 State Insurance Fund						
1541 Health Insurance	51,645	75,889	77,335	84,401	84,401	76,164
1545 Dental Insurance	4,427	6,071	5,683	6,009	6,009	5,410
1548 Vision Insurance	698	967	923	1,052	1,052	959
1561 Long Term Disability	1,016	1,323	1,278	1,611	1,611	1,592
Total:	378,439	455,300	442,268	443,440	448,335	417,648
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (APA, AICP, UOCA, ICMA)	1,038	1,495	2,283	1,700	1,700	2,150
2321 Travel & Training	3,801	5,245	3,851	7,500	7,500	8,500
2322 Planning Commissioner Expense			4,450	5,000	5,000	5,000
2369 Meetings	69	98	279	300	300	300
2411 Office Expenses & Supplies						
2431 Uniforms & Clothing	381					
2531 Mileage Reimbursement						
3111 Utilities						
4261 Software, Maintenance & GIS						
4531 Professional/Technical Services	1,800	1,800	1,939	1,800	3,340	3,600
5001 Misc. Services & Supplies	53	445	771	1,200	1,200	3,100
6310 Parks Fee-in-lieu Reimbursement			36,493			
6550 Capital - Studies						100,000
6810 Discounts of Permit Fees	11,042	13,171	15			
Total:	18,184	22,254	50,081	17,500	19,040	122,650
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7411 Office Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	18,557	9,932		22,049	22,049	27,447
Total:	18,557	9,932	-	22,049	22,049	27,447

Fund 10- General
Sub 33 - Building Inspections
Department 42420- Building Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	435,739	261,808	397,786	576,773	444,236	658,610
Materials, Supplies & Services	4,300	127,258	75,830	309,736	429,736	427,655
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	19,826	19,826	27,815	71,796	71,796	44,264
Expenditure Total:	459,865	408,892	501,431	958,305	945,768	1,130,529
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	459,865	408,892	501,431	958,305	945,768	1,130,529
Revenue Total:	459,865	408,892	501,431	958,305	945,768	1,130,529
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	5.00	4.00	5.00	6.00	6.00	6.50
Part-time/Seasonal	1.23	1.25	1.26	2.19	2.19	2.52
FTE Total:	6.23	5.25	6.26	8.19	8.19	9.02

Fund 10- General
Sub 33 - Building Inspections
Department 42420- Building Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	291,263	135,803	218,371	314,847	248,088	364,765
1112 Salaries - PT	21,200	28,723	47,355	61,444	54,417	70,185
1116 Fast Track Salaries	1,600	4,400		-		-
1211 Overtime	1,295	3,160	1,443	-	1,654	-
1242 Car Allowance	3,512			-		-
1300 Employee Benefits	14,209	11,241	16,007	19,521	16,209	22,615
1311 Bonus						
1321 Clothing Allowance		1,600	1,200	1,600	1,600	1,600
1511 FICA	1,314	1,787	2,954	3,810	3,379	4,351
1512 Medicare	4,591	2,488	3,837	5,456	4,334	6,307
1521 Retirement	40,240	21,622	34,738	58,152	38,607	67,372
1531 State Insurance Fund						
1541 Health Insurance	50,716	46,134	65,300	101,552	69,640	110,014
1545 Dental Insurance	4,105	3,622	4,825	7,213	4,714	7,814
1548 Vision Insurance	676	586	785	1,279	738	1,385
1561 Long Term Disability	1,017	643	971	1,900	856	2,201
Total:	435,739	261,808	397,786	576,773	444,236	658,610
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (ICC, Beehive Chapter ICC)	1,741	669	1,240	2,255	2,255	1,755
2321 Travel & Training	1,011	2,220	5,174	6,281	6,281	4,950
2369 Meetings	68	94	291	450	450	450
2411 Office Expenses & Supplies						
2421 Postage						
2431 Uniforms & Clothing	1,145		(20)			
2513 Equipment Supplies & Maintenance	267	190	330	750	750	500
3111 Utilities						
4531 Professional/Technical Services		124,085	68,814	300,000	420,000	420,000
5002 Misc. Services & Supplies	69					
Total:	4,300	127,258	75,830	309,736	429,736	427,655
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay						
7211 Building & Bldg. Improvements						
7410 Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	19,826	19,826	27,815	71,796	71,796	44,264
Total:	19,826	19,826	27,815	71,796	71,796	44,264

Fund 10- General
Sub 41 - Public Works
Department 44100- Streets & Roads Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	382,755	456,226	454,222	539,005	584,629	545,304
Materials, Supplies & Services	351,853	1,290,443	2,462,746	1,731,075	1,752,699	1,815,221
Capital Outlay	8,892	49,712	312,974	161,925	161,925	54,500
Interfund Transactions	69,597	115,899	119,141	414,598	414,598	225,692
Expenditure Total:	813,097	1,912,280	3,349,084	2,846,603	2,913,851	2,640,717
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes and Revenues	813,097	1,912,280	3,349,084	2,846,603	2,913,851	2,640,717
Revenue Total:	813,097	1,912,280	3,349,084	2,846,603	2,913,851	2,640,717
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	4.70	5.51	5.41	6.91	6.91	6.91
Part-time/Seasonal	0.33	0.50	0.50	0.50	0.50	0.50
FTE Total:	5.03	6.01	5.91	7.41	7.41	7.41

Fund 10- General
Sub 41 - Public Works
Department 44100- Streets & Roads Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	219,464	263,445	264,905	292,790	335,569	297,761
1112 Salaries PT	9,921	11,514	1,890	12,854		12,854
1211 Overtime	26,803	16,434	8,156	25,000	25,000	25,000
1212 Wellness Benefit						
1242 Car Allowance				-		-
1300 Employee Benefits	15,434	16,077	16,579	18,153	19,680	18,461
1311 Bonus				-		-
1321 Clothing Allowance		1,900	3,100	2,400	3,100	2,400
1511 FICA	823	737	117	797		797
1512 Medicare	3,585	4,149	3,892	4,432	4,992	4,504
1521 Retirement	41,137	46,770	45,552	54,078	57,298	54,996
1531 State Insurance Fund						
1541 Health Insurance	59,029	85,986	99,810	116,954	127,207	116,954
1545 Dental Insurance	4,935	6,894	7,716	8,307	9,153	8,307
1548 Vision Insurance	805	1,105	1,248	1,473	1,431	1,473
1561 Long Term Disability	819	1,213	1,256	1,767	1,199	1,797
Total:	382,755	456,226	454,222	539,005	584,629	545,304
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2321 Travel & Training	1,799	830	1,927	4,700	4,700	4,700
2369 Meetings	76	86	87	300	300	300
2411 Office Expenses & Supplies						
2431 Uniforms & Clothing	1,240				360	
2513 Equipment Supplies & Maintenance	28,059	36,970	38,026	40,000	45,000	50,000
2610 Buildings & Ground Maintenance		237			36	
3111 Utilities	86		42			
4121 Attorney Fees	936	7,380	3,402		185	
4320 Engineering Services						
4394 Collar Maintenance				10,000	10,000	10,000
4531 Professional/Technical Services	6,440	3,340	6,726	16,500	16,500	4,000
4811 Equipment Rental/Lease	22,603	23,813	26,481	30,000	30,000	36,000
5002 Misc. Services & Supplies					118	
5110 Street Material						
5121 Unimproved Road Maintenance	29,445	25,253	22,849	4,575	4,575	4,575
5122 Paved Road Maintenance	85,569	747,048	1,521,278	1,370,000	1,370,000	1,363,646
5124 Sidewalk Maintenance	1,836	14,890	17,633	20,000	35,925	70,000
5140 Street Light New Install		116,856	592,442			
5141 Street Light Maintenance	72,020	179,180	135,006	125,000	125,000	150,000
5142 Traffic Signal Maintenance/Power		3,803	2,333	5,000	5,000	7,000
5721 Snow Removal	76,337	71,459	57,610	70,000	70,000	80,000
5730 Sign Maintenance	7,002	23,589	24,251	35,000	35,000	35,000
5731 Street Sweeping		11,580	12,656			
6000 Bad Debt Expense	18,405	24,130				
Total:	351,853	1,290,443	2,462,746	1,731,075	1,752,699	1,815,221
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay			242,928			
7410 Equipment	8,892	49,712	70,047	161,925	161,925	54,500
Total:	8,892	49,712	312,974	161,925	161,925	54,500
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	69,597	115,899	119,141	414,598	414,598	225,692
9179 Due To Road Debt Fund						
Total:	69,597	115,899	119,141	414,598	414,598	225,692

Fund 10- General
Sub 41 - Public Works
Department 45100- Parks Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	308,806	355,111	469,272	612,117	580,512	692,936
Materials, Supplies & Services	479,379	753,236	876,962	721,750	815,000	871,250
Capital Outlay	-	27,834	25,936	-	-	54,500
Interfund Transactions	32,390	67,315	69,071	56,523	56,523	114,861
Expenditure Total:	820,576	1,203,496	1,441,241	1,390,390	1,452,035	1,733,547
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	820,576	1,203,496	1,441,241	1,390,390	1,452,035	1,733,547
Revenue Total:	820,576	1,203,496	1,441,241	1,390,390	1,452,035	1,733,547
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	3.70	4.55	8.13	8.13	7.64	9.13
Part-time/Seasonal	1.00	1.50	1.00	1.00	1.49	1.50
FTE Total:	4.70	6.05	9.13	9.13	9.13	10.63

Fund 10- General
Sub 41 - Public Works
Department 45100- Parks Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	175,361	212,769	275,396	338,956	337,709	381,419
1112 PT/Temp Seasonal Salaries	4,367	3,140	7,001	21,424	18,116	32,136
1113 Salaries - FT Temp	19,011			-		-
1114 Salaries - PT Temp						
1211 Overtime	17,514	11,006	12,042	7,000	19,458	7,000
1212 Wellness Benefit						
1300 Employee Benefits	10,967	13,037	17,672	21,015	24,812	22,984
1311 Bonus				-		-
1321 Clothing Allowance		1,900	2,300	3,500	3,500	3,500
1511 FICA	1,592	195	434	1,328	1,136	1,992
1512 Medicare	3,104	3,288	4,253	5,226	5,344	5,841
1521 Retirement	33,849	39,209	49,319	62,605	58,669	68,470
1531 State Insurance Fund						
1541 Health Insurance	38,587	63,551	91,581	137,518	102,085	154,443
1545 Dental Insurance	3,400	5,235	7,010	9,768	7,334	10,970
1548 Vision Insurance	516	804	977	1,732	1,104	1,945
1561 Long Term Disability	538	977	1,287	2,045	1,245	2,237
Total:	308,806	355,111	469,272	612,117	580,512	692,936
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, subscriptions, & memberships (UCFC, UCPA, UNLA, ISA)	175	175		750	750	750
2321 Travel & Training	1,355	1,624	2,831	3,500	3,500	3,500
2369 Meetings	39			300	300	300
2411 Office Expenses & Supplies						
2431 Uniforms & Clothing	1,521	58				
2513 Equipment Supplies & Maintenance	16,462	16,201	18,951	21,000	21,000	25,000
2521 Vehicle Fuel & Maintenance						
2610 Buildings & Ground Maintenance	8,299	3,912	11,211	5,000	7,500	7,500
3111 Utilities	75,305	88,162	166,536	90,000	150,000	150,000
4121 Attorney Fees		1,836	1,530			
4531 Professional/Technical Services	306,411	473,525	601,390	465,000	485,000	500,000
4811 Equipment Rental/Lease	9,802	14,629	21,844	27,200	27,200	27,200
5002 Misc. Services & Supplies		13,681				
5405 Park Amenities Repair/Replacement			6,554	10,000	10,000	15,000
5410 Landscaping Maintenance	31,645	27,482	45,591	47,000	57,750	55,000
5420 Trail Maintenance	28,365	81,766	525	15,000	15,000	50,000
5425 Silverlake Trees		30,000				
5430 City Wide Trees				30,000	30,000	30,000
5721 Chemicals & Fertilizers		185		7,000	7,000	7,000
5760 Other Special Departmental Supplies						
Total:	479,379	753,236	876,962	721,750	815,000	871,250
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment		27,834	25,936			54,500
Total:	-	27,834	25,936	-	-	54,500
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9118 Due To Impact Fee Fund						
9154 Due To Fleet Fund	32,390	67,315	69,071	56,523	56,523	114,861
Total:	32,390	67,315	69,071	56,523	56,523	114,861

Fund 54- Fleet Summary
Sub 45
Department- 54000

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	22,086	56,220	58,801	116,628
Materials, Supplies & Services	439,414	519,950	512,071	198,000	213,000	234,000	234,000
Capital Outlay	-	233	(0)	1,063,758	1,063,758	341,758	341,758
Debt Service	5,555	3,425	1,321	-	-	-	-
Interfund Transactions	-	-	-	-	-	-	-
Expenditure Total:		444,969	523,607	535,478	1,317,978	1,335,559	692,386
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
54-00-37010-0000 Interest Earnings	19,199	49,116	36,855	80,500	65,500	109,000	109,000
54-00-37020-0000 Sale of Vehicles	2,947	570	17,864				
54-00-37142-0000 Insurance Reimbursements	220,455	288,668	317,070	676,950	676,950	569,718	569,718
54-00-38110-0000 Due From General Fund	65,850	100,209	53,859	616,686	616,686	202,040	202,040
54-00-38151-0000 Due From Water Fund	106,007	111,613	72,749	165,006	165,006	167,349	167,349
54-00-38152-0000 Due From Sewer Fund							
54-00-38153-0000 Due From Electric Fund							
54-00-38155-0000 Due From Gas Fund							
54-00-38159-0000 Due From Storm Drain Fund	36,197	36,197	52,291	117,001	117,001	84,171	84,171
54-00-39730-0000 General Contributions							
Revenue Total:		450,655	586,373	550,688	1,656,143	1,641,143	1,132,278
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing	97,548	(169,861)	(27,428)	338,166	305,584	439,892	439,892
Sources over Financing Uses:	319,980	417,528	247,667	220,238	220,238	525,822	525,822
Fund Balance (Deficit)- Beginning:	417,528	247,667	220,238	558,404	525,822	965,714	965,714
Fund Balance (Deficit)- Ending:							
PERSONNEL SUMMARY (FTE)		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected							
Appointed							
Full-time	0.50			0.50	0.50	0.50	1.50
Part-time/Seasonal							
FTE Total:		-	-	0.50	0.50	0.50	1.50

Fund 54- Fleet Detail
Sub 45
Department- 54000

Personnel Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	14,557	37,128	39,408	70,324			
1211 Overtime							
1242 Car Allowance							
1300 Employee Benefits	902	2,302	2,263	4,360			
1511 FICA							
1512 Medicare	201	538	554	1,020			
1311 Bonus							
1521 Retirement	2,689	6,858	6,743	12,989			
1531 State Insurance Fund							
1541 Health Insurance	3,386	8,463	8,963	25,388			
1545 Dental Insurance	245	601	626	1,803			
1548 Vision Insurance	40	107	98	320			
1561 Long Term Disability	66	224	146	424			
1999 Reserve For Pay Adjustments							
Total:		-	-	22,086	56,220	58,801	116,628
Materials, Supplies, Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2521 Vehicle Fuel	73,137	76,128	90,478	85,000	100,000	120,000	120,000
2522 Vehicle Maintenance	99,889	160,623	76,690	100,000	100,000	100,000	100,000
4531 Professional & Technical (GPS Tracking)	12,256	9,576	9,337	13,000	13,000	14,000	14,000
5999 Depreciation	254,132	273,624	335,567				
Total:		439,414	519,950	512,071	198,000	213,000	234,000
Capital Outlay		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay					20,000	20,000	
7421 New Vehicle Purchase	233	(0)	1,043,758	1,043,758			
Street Sweeper Lease							58,758
Replacement Vehicle - #72							35,000
Replacement Vehicle - #78							35,000
Replacement Vehicle - #79							35,000
Replacement Vehicle - #80							35,000
Replacement Vehicle - #81							35,000
Additional Vehicle - Facilities 1/2 Ton							35,000
Additional Vehicle - Parks 3/4 Ton							38,000
Additional Vehicle - Water 1/2 Ton							35,000
Total:		-	233	(0)	1,063,758	1,063,758	341,758
Debt Service		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
8111 Principal							
8121 Interest	5,555	3,425	1,321				
8151 Paying Agent Fee							
Total:		5,555	3,425	1,321	-	-	-
Interfund Transactions		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9110 Due To General Fund							
Total:		-	-	-	-	-	-

Fund 60- Economic Development/Business Incubator Summary
Sub 47
Department- 60000

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	Personnel Services	72,047	67,291	-	-	-	-
	Materials, Supplies & Services	69,077	71,084	-	-	-	-
	Capital Outlay	-	-	-	-	-	-
	Debt Service	-	-	-	-	-	-
	Interfund Transactions	-	-	73,954	-	-	-
Expenditure Total:		141,124	138,375	73,954	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
60-00-33100-0000	Incubator Tenant Rental	12,153	3,648				
60-00-33101-0000	Golf Sponsorship	5,484	3,738				
60-00-33102-0000	Ladder Sign Revenue	2,009					
60-00-33103-0000	Vendor Street Fair		1,084				
60-00-37020-0000	Sale of Assets (Building)						
60-00-38110-0000	Due From General Fund	72,000	72,000				
60-00-38158-0000	Due From Golf Course Fund	30,000					
	Use of Fund Balance Reserve						
Revenue Total:		121,647	80,469	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(19,905)	(58,391)	(83,352)	-	-	-
Fund Balance (Deficit)- Beginning:		161,647	141,742	83,351	(0)	(0)	(0)
Use of Fund Balance Reserve:							
Fund Balance (Deficit)- Ending:		141,742	83,351	(0)	(0)	(0)	(0)
PERSONNEL SUMMARY (FTE)		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	Elected						
	Appointed						
	Full-time	0.65	0.65				
	Part-time/Seasonal						
FTE Total:		0.65	0.65	-	-	-	-

Fund 60- Economic Development/Business Incubator Detail
Sub 47
Department- 60000

Personnel Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	1111 Salaries	48,632	48,313				
	1211 Overtime						
	1242 Car Allowance						
	1300 Employee Benefits	3,015	3,200				
	1511 FICA						
	1311 Bonus						
	1512 Medicare	693	690				
	1521 Retirement	8,982	2,988				
	1531 State Insurance Fund						
	1541 Health Insurance	9,685	10,904				
	1545 Dental Insurance	791	865				
	1548 Vision Insurance	131	139				
	1561 Long Term Disability	117	191				
	1999 Reserve For Pay Adjustments						
Total:		72,047	67,291	-	-	-	-
Materials, Supplies, Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	2121 Dues, Subscriptions, Memberships (Lehi Area Chamber of Commerce EDCUtah Membership Utah Alliance for Economic Dev. Utah Technology Council)	8,000	9,350				
	2321 Travel & Training (ICSC Conference GOED UV Chamber/Utah Alliance Smart Cities Summit Proactive Recruiting)	2,554	1,480				
	2369 Meetings	424	92				
	4121 Attorney Fees	495					
	4320 Consulting Services	5,000	2,500				
	4812 Building Rent	48,760	44,327				
	5780 Marketing Tools	1,729	5,195				
	6522 Economic Development	2,116	8,141				
Total:		69,077	71,084	-	-	-	-
Capital Outlay		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	7000 Capital Outlay						
Total:		-	-	-	-	-	-
Debt Service		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	8111 Principal						
	8121 Interest						
	8151 Paying Agent Fee						
Total:		-	-	-	-	-	-
Interfund Transactions		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	9110 Due To General Fund			73,954			
Total:		-	-	73,954	-	-	-

Fund 62- Cemetery Summary
Sub 49
Department - 62000

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services		13,733	16,750	3,551	5,214	3,776	5,241
Materials, Supplies & Services		16,810	5,725	4,243	11,650	11,650	11,650
Capital Outlay		-	-	66,273	-	-	55,000
Interfund Transactions							
Expenditure Total:		30,543	22,475	74,066	16,864	15,426	71,891
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
62-00-33200-0000 Burial Plot Sales		19,700	14,100	23,585	22,000	22,000	22,000
62-00-33201-0000 Opening/Closing Fee		4,600	3,300	6,235	8,000	8,000	8,000
62-00-33202-0000 Headstone Inspections		35	245	1,410	600	600	600
62-00-33434-0000 Grant Revenue		5,000		14,430			
62-00-38110-0000 Due From General Fund		1,500	5,000	10,000			
62-00-38155-0000 Due From Gas - Sale Proceeds (USP)				51,654			
62-00-39210-0000 Cemetery Donations							
Use of Fund Balance Reserve							41,291
Revenue Total:		30,835	22,645	107,314	30,600	30,600	71,891
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing							
Sources over Financing Uses:		292	170	33,248	13,736	15,174	0
Fund Balance (Deficit)- Beginning:		-	292	462	33,709	33,709	48,883
Use of Fund Balance Reserve:		-			-	-	(41,291)
Fund Balance (Deficit)- Ending:		292	462	33,709	47,445	48,883	7,592
PERSONNEL SUMMARY (FTE)		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected							
Appointed							
Full-time		0.15	0.15	0.05	0.05	0.05	0.05
Part-time/Seasonal							
FTE Total:		0.15	0.15	0.05	0.05	0.05	0.05

Fund 62- Cemetery Detail
Sub 49
Department - 62000

Personnel Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries FT		9,292	11,140	2,357	3,391	2,548	3,412
1112 Salaries PT							
1211 Overtime							
1300 Employee Benefits		576	691	146	210	151	212
1311 Bonus							
1511 FICA					-	-	-
1512 Medicare		134	161	34	49	37	49
1521 Retirement		1,716	2,050	435	626	449	630
1541 Health Insurance		1,823	2,434	522	846	537	846
1545 Dental Insurance		144	191	39	60	38	60
1548 Vision Insurance		24	31	6	11	6	11
1561 Long Term Disability		23	52	11	20	10	21
Total:		13,733	16,750	3,551	5,214	3,776	5,241
Materials, Supplies, Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues and Subscriptions							
2321 Travel & Training					1,150	1,150	1,150
2513 Equipment Supplies & Maintenance			55	1,847	1,500	1,500	1,500
4121 Attorney Fees		108					
4531 Professional and Technical Services		14,446	5,580		7,000	7,000	7,000
5002 Misc. Services & Supplies		150	34	210	1,000	1,000	1,000
5410 Landscaping Maintenance		2,106	57	2,186	1,000	1,000	1,000
5510 Burial Site Opening/Closing Costs							
6211 Insurance and Surety Bond							
Total:		16,810	5,725	4,243	11,650	11,650	11,650
Capital Outlay		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay				66,084			55,000
7410 Equipment				189			
Total:		-	-	66,273	-	-	55,000

FY20 GENERAL FUND CAPITAL NEEDS

H	2,600,000	Recreation Center in the Aggregate - USP
I	100,000	Three Library Meeting Rooms (add-on to existing building)
G	640,000	CDB Extension and Move Salt Shed (Add 3 bays & wash bay)
H	20,000	Cory Wride Park Improvements (backstops, infield mix)
	40,000	Trail and Sidewalk Imp. (PE Pkwy @ SL, Rock Creek @ Plum Creek) - USP
P	240,000	Bike and Pedestrian Plan Improvements - Using USP
R	1,000,000	City Center Medians/Streetscapes - USP
I	500,000	City Center Medians/Streetscapes - Impact Fees
O	50,000	Skyline Ridge Park Pavilion
R	80,000	Valley View Park Bathroom
I	200,000	Northmoor Detention Pond and Park
T	10,000	City Center Orchard in Paseos
Y	500,000	Silverlake Woodhaven Park
	250,000	Smith Ranch Park Improvements
	\$ 6,230,000	TOTAL OF PROJECTS
\$	2,862,311	FY18 General Fund Balance (Unreserved)
	1,440,957	FY18 General Fund Capital Projects Fund Balance
	453,131	FY19 General Fund Projected Revenues Over Expenditures (estimate)
	1,385,340	FY19 Capital Projects Fund Projected Revenues Over Expenditures (estimate)
	172,440	FY20 Budgeted Revenues Over Expenditures
	520,000	FY20 Transfer from Impact Fee Funds
		FY20 Grant Revenue for Capital Projects
		FY20 MAG Funding and/or Developer Contributions
	3,880,000	FY20 Due From Gas Fund (USP)
	\$ 10,714,179	TOTAL AVAILABLE (Including GF Reserve and Capital Projects Reserve)
\$	4,484,179	Projected Combined General Fund and Capital Projects Fund Balance with High Priority Projects Completed
	(1,029,298)	LESS FY20 Projected Capital Projects Fund Ending Fund Balance
	\$ 3,454,881	PROJECTED GENERAL FUND BALANCE RESERVE WITH HIGH PRIORITY PROJECTS COMPLETED

Reserve Based on % of		\$14,232,117
711,606	5% Min.	
996,248	7%	
1,280,891	9%	
1,565,533	11%	
1,850,175	13%	
2,134,818	15%	
2,419,460	17%	
2,704,102	19%	
2,988,745	21%	
3,273,387	23%	
3,558,029	25% Max.	

24.28%

Deparment	Materials/Supplies/Services Amount	Water %	Sewer %	Solid Waste %	Storm Drain %	Total %	Water	Sewer	Solid Waste	Storm Drain	Total
Legislative	\$6,000	12%	12%	3%	2%	29%	\$720	\$720	\$180	\$120	\$1,740
Recorder	76,850	12%	12%	0%	2%	26%	9,222	9,222	-	1,537	19,981
Executive	52,100	12%	12%	5%	2%	31%	6,252	6,252	2,605	1,042	16,151
IT	280,300	16%	16%	0%	1%	33%	44,848	44,848	-	2,590	92,286
HR	86,375	16%	16%	0%	2%	34%	13,820	13,820	-	1,728	29,368
PIO	26,000	15%	15%	5%	1%	36%	3,900	3,900	1,300	260	9,360
Facilities Maintenance	102,700	17%	17%	1%	1%	36%	17,459	17,459	1,027	1,027	36,972
Building	427,655	15%	14%	0%	1%	30%	64,148	59,872	-	4,277	128,297
Planning	122,650	10%	10%	0%	2%	22%	12,265	12,265	-	2,453	26,983
Engineering	163,480	22%	22%	0%	3%	47%	35,966	35,966	-	4,904	76,836
Finance	57,850	12%	12%	5%	1%	30%	6,942	6,942	2,893	579	17,355
				Materials/Supplies/Services:							
				Personnel:							
				Admin Charge Due Gen. Fund:							
							215,542	211,265	8,005	20,516	455,328
							295,444	291,765	57,609	52,646	697,464
							\$510,986	\$503,030	\$65,613	\$73,162	\$1,152,792
FY 2019 Budgeted Admin Overhead Allocaton:											1,011,109
Difference (FY20 vs. FY19):											141,683

GENERAL FUND CHANGES FROM TENTATIVE (3/15/19 VERSION)

Amount	Department	Detail
\$ (792)	Interfund Transfers	Admin. charge to Enterprise Funds reduced due to decrease in Planning Dept. budget
<u>\$ (792)</u>	Total Change in Revenues	
\$ (63,700)	Public Safety	Actual numbers from Utah County are higher than what was previously estimated
30,000	Special Events	Reduced expenditure for stage wrap from \$40,000 to \$10,000
(19,282)	Engineering	Corrected formula for FT salaries (wasn't capturing new 0.50 FTE for Office Staff)
3,600	Planning	Removed professional & technical services budget duplicated on two separate lines in error
<u>\$ (49,382)</u>	Total Change in Expenditures	

GENERAL FUND CHANGES FROM TENTATIVE (4/16/19 VERSION)

Amount	Department	Detail
<u>\$ -</u>	Total Change in Revenues	
\$ (9,000)	Public Safety	Emergency Management Professional and Technical Services (\$5,000 carry forward from FY19)
<u>\$ (9,000)</u>	Total Change in Expenditures	

GENERAL FUND CHANGES FROM PRELIMINARY (5/7/19 VERSION)

Amount	Department	Detail
<u>\$ -</u>		

GENERAL FUND CHANGES FROM PUBLIC HEARING (5/21/19 VERSION)

Amount	Department	Detail
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\$ - Total Change in Revenues

\$ - Total Change in Expenditures

City Of Eagle Mountain
Budget Summary- ENTERPRISE FUND
Preliminary Budget Appropriation
Fiscal Year 2020

Revenue Sources from various Enterprises:

Solid Waste	\$	1,523,500
Water		6,141,300
Wastewater		4,557,000
Gas		3,880,000
Electric		0
Golf		0
Stormwater		<u>593,000</u>

Total revenues	\$	16,694,800
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Total fund Balance- (from previous year)

Total appropriable revenues		<u>16,694,800</u>
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Expenditures:

Solid Waste	\$	1,451,057
Water		5,004,368
Wastewater		3,802,705
Gas		3,880,000
Electric		0
Golf		0
Stormwater		<u>580,411</u>

Total expenditures	\$	14,718,540
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Other Financing Uses:

Debt Service		0
Transfer to capital projects fund		0

Total proposed appropriation		<u>14,718,540</u>
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Excess/(Deficit) Revenues over Appropriation	\$	<u><u>1,976,260</u></u>
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Fund 51- Water Utility Summary
Sub 45- Utility Services
Department 51000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	448,921	424,998	445,130	546,633	471,840	656,396
Materials, Supplies & Services	2,563,144	2,692,569	3,072,149	1,458,525	1,516,075	1,515,425
Capital Outlay	(0)	-	-	13,473,000	13,477,355	1,386,700
Debt Service	351,375	303,455	331,675	590,760	613,510	587,155
Interfund Transactions	489,889	656,488	592,221	1,183,641	1,183,641	858,691
Expenditure Total:	3,853,328	4,077,510	4,441,175	17,252,559	17,262,421	5,004,368

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-00-33550-0000 CWP Water Shares Sold	469,581	519,452	3,777,277	500,000	500,000	500,000
51-00-34890-0000 Reimbursement Miscellaneous						
51-00-35100-0000 BB Deferred Revenue - Water	44,872					
51-00-35110-0000 Utility Billing- Water	2,800,097	3,184,896	3,528,186	3,500,000	4,035,000	4,250,000
51-00-35120-0000 Damage to Service			1,361		2,000	
51-00-35130-0000 Hydrant Meter Revenue	19,950	24,150	77,618	25,000	89,200	50,000
51-00-35160-0000 Meter Fee- Water	59,270	95,220	154,500	85,000	123,200	100,000
51-00-35170-0000 Connection Fees	256,679	352,350	338,850	350,000	345,000	345,000
51-00-35999-0000 YEC Audit Adjustments & Accruals	41,245	88,832	11,071			
51-00-36020-0000 Late/Delinquent Fees Penalties & Charges	(16)	57,151	57,000		900,000	57,000
51-00-37010-0000 Interest Earnings	26,877	859	1,388	2,000	2,300	2,300
51-00-37090-0000 Other Miscellaneous	1,120	1,513	1			
51-00-38153-0000 Due From Electric Fund						
51-00-38155-0000 Due From Gas Fund						
51-00-38112-0000 Due From Sewer Fund		100,000				
51-00-38158-0000 Due From Golf Course Fund		464,157				
51-00-39111-0000 Bond Proceeds						
51-00-39710-0000 Contributions- From Developer	1,780,087	2,497,783	2,759,430	11,268,000	11,250,155	
51-00-38111-0000 Due From Water Impact Fee Fund	512,463	2,365,934	1,121,663	1,450,000	1,450,000	837,000
Use of Water Fund Balance Reserve				72,559		
Revenue Total:	6,012,225	9,752,297	11,828,343	17,252,559	18,696,855	6,141,300

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	791,153	2,690,140	8,986,299	(0)	1,434,434	1,136,932
Fund Balance (Deficit)- Beginning:	1,028,300	1,819,453	4,509,593	13,495,892	13,495,892	14,930,326
Use of Fund Balance Reserve:				(72,559)		-
Fund Balance (Deficit)- Ending:	1,819,453	4,509,593	13,495,892	13,495,892	14,930,326	16,067,258

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	5.30	5.93	6.84	6.84	6.84	7.84
Part-time/Seasonal			0.63	0.63	0.63	1.25
FTE Total:	5.30	5.93	7.47	7.47	7.47	9.09

Fund 51- Water Utility Detail
Sub 45- Utility Services
Department 51000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-45-51000-1111 Salaries - FT	271,798	237,948	255,721	298,448	276,681	356,947
51-45-51000-1112 Salaries - PT	6,555	7,837	25,619	16,068	14,784	32,136
51-45-51000-1122 Vacation Pay	8,210					
51-45-51000-1211 Overtime	22,289	18,587	15,234	20,000	20,000	20,000
51-45-51000-1242 Car Allowance	218					
51-45-51000-1300 Employee Benefits	18,657	19,857	22,393	18,504	23,239	22,131
51-45-51000-1311 Bonus						
51-45-51000-1321 Clothing Allowance		2,500	2,900	2,850	2,850	2,850
51-45-51000-1511 FICA	406	498	401	996	917	1,992
51-45-51000-1512 Medicare	4,235	3,743	4,145	4,560	4,262	5,642
51-45-51000-1521 Retirement	37,765	47,811	35,872	55,123	48,985	65,928
51-45-51000-1531 Worker's Compensation (State Insurance Fund)	2,217	8,778	3,252	3,000	3,130	3,000
51-45-51000-1541 Health Insurance	68,856	70,006	70,900	115,769	69,321	132,694
51-45-51000-1545 Dental Insurance	5,789	5,559	6,582	8,223	5,925	9,425
51-45-51000-1548 Vision Insurance	922	886	857	1,458	731	1,671
51-45-51000-1561 Long Term Disability	1,004	988	1,253	1,634	1,015	1,980
Total:	448,921	424,998	445,130	546,633	471,840	656,396

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-45-51000-2121 Dues, Subscriptions, Memberships (RWAU, APWA)	700	2,558	2,349	2,025	2,025	2,025
51-45-51000-2211 Public Notices						
51-45-51000-2321 Travel & Training	7,133	4,791	2,905	11,000	11,000	11,000
51-45-51000-2369 Meetings (Education)	236	58	76	300	300	300
51-45-51000-2411 Office Expenses & Supplies						
51-45-51000-2431 Uniforms & Clothing	2,297					
51-45-51000-2513 Equipment Supplies & Maintenance	101,836	159,694	357,875	191,000	191,000	191,000
51-45-51000-2515 SCADA Maintenance and Upgrades	51,945	5,000	5,748	20,000	32,500	28,000
51-45-51000-2521 Vehicle Fuel & Maintenance						
51-45-51000-2610 Buildings & Grounds Maintenance	600	600		2,500	2,500	2,500
51-45-51000-3111 Utilities	643,454	555,009	530,655	650,000	650,000	650,000
51-45-51000-4121 Attorney Fees	16,608	33,896	23,873	25,000	25,000	25,000
51-45-51000-4140 Banking Fees	25,092	27,285	30,047	25,000	32,500	34,000
51-45-51000-4211 Computer Network & Data Process						
51-45-51000-4271 Iron Support	5,955	6,707	4,199		2,600	
51-45-51000-4320 Engineering Services						
51-45-51000-4391 Blue Staking	1,953	2,959	4,796	3,600	4,150	4,200
51-45-51000- Valve Maintenance						30,000
51-45-51000-4394 Collar Maintenance			2,745	10,000	10,000	10,000
51-45-51000-4393 Lab Work	9,709	13,625	9,090	35,000	35,000	20,000
51-45-51000-4521 Collection Fees	1,017					
51-45-51000-4531 Professional/Technical Services	30,535	6,093	21,071	25,000	25,000	25,000
51-45-51000-4541 Utility Bill Printing & Mailing						
51-45-51000-4550 Capital Facility Impact Study and Economic Analysis						
51-45-51000-4811 Equipment Rental/Lease	2,436	16,736	15,400	7,000	7,000	7,000
51-45-51000-5002 Misc. Services & Supplies	2,950	450			30,000	
51-45-51000-5311 Meters-Water (New)	102,012	140,017	239,784	216,100	220,500	240,400
51-45-51000-5312 Meters-Water (Replacement)	86,833	69,339	79,918	200,000	200,000	200,000
51-45-51000-5721 Chemicals/Fertilizers	8,297	4,602	11,311	10,000	10,000	10,000
51-45-51000-5760 Other Special Departmental Supplies						
51-45-51000-5999 Depreciation	1,392,861	1,532,550	1,690,388			
51-45-51000-6000 Bad Debt Expense	12,689	30,471	(4,554)			
51-45-51000-6211 Insurance & Surety Bonds	55,996	80,129	44,476	25,000	25,000	25,000
Total:	2,563,144	2,692,569	3,072,149	1,458,525	1,516,075	1,515,425

Fund 51- Water Utility Detail (continued)
Sub 45- Utility Services
Department 51000

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-45-51000-7000 Capital Outlay						
51-45-51000-7211 Building & Building Improvements					22,200	75,000
51-45-51000-7311 South Well Improvements Upgrades						
51-45-51000-7313 CWP Improvements						65,000
51-45-51000-7319 Cap. Impr. Proj. (Pony Express Well, Expl. Well)						
51-45-51000-7410 Equipment				330,000	330,000	
51-45-51000-7412 Computer Equipment						
51-45-51000-7691 Water Rights						
51-80-51100-7100 USP - Water Preparedness Measures (Well Generators)						
51-81-51000-7010 Water System Improvements Design						
51-81-51100-7314 CWP Shares	(0)			425,000	425,000	425,000
51-81-51100-7315 EMP Settlement						
51-81-51100-7316 2.5 MG VV Water Tank Project						
51-81-51100-7317 Unity Pass Parallel Lines				1,150,000	1,150,000	
51-81-51100-7319 Silverlake PRV				300,000	300,000	
51-81-51100-7320 Facebook City Center Well				1,000,000	1,000,000	
51-81-51100-7321 Facebook 3.5 MG Tank				3,000,000	3,000,000	
51-81-51100-7322 Facebook Redundant Water Line				3,928,000	3,910,155	
51-81-51100-7323 Facebook Reuse Storage & Pump				2,840,000	2,840,000	
51-81-51100- Facebook Pumps to CWP Booster				500,000	500,000	
51-81-51100- SR 73 Water Lines						821,700
51-81-51100-7324 Aviator Ave Water Lines						
Total:	(0)	-	-	13,473,000	13,477,355	1,386,700

Debt Service	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-71-47100-8111 Principal S07 & S14 W&S				209,150	209,150	213,850
51-71-47100-8112 Principal S13 W&S				107,000	107,000	107,000
51-71-47100-8121 Interest S07 & S14 W&S	278,549	225,572	221,507	238,043	238,043	231,699
51-71-47100-8122 Interest - S13 W&S	40,117	38,425	36,653	36,567	36,567	34,606
51-71-47100-8131 Bond Refunding Cost		28,822	28,822			
51-71-47100-8132 Bond Issuance Cost			37,238			
51-71-47100-8151 Paying Agent Fee	3,887	10,637	7,456		7,450	
Principal Paid on Capital Debt					15,300	
Total:	351,375	303,455	331,675	590,760	613,510	587,155

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-45-51000-9152 Due To Sewer Fund						
51-45-51000-9111 Due To Water Impact Fee Fund						
51-45-51000-9148 Due To Water Cap. Proj. Fund						
51-61-48000-9110 Due To General Fund (Administrative Charge)	308,155	401,970	411,112	443,479	443,479	510,986
51-61-48000-9153 Due To Electric Fund						
51-61-48000-9154 Due To Fleet Fund	65,850	100,209	53,859	616,686	616,686	202,040
51-61-48000-9163 Due To Utility Billing Internal Service Fund	73,476	75,406	76,366	75,655	75,655	96,188
51-61-48000-9164 Due To GIS Internal Service Fund	42,407	49,936	50,884	47,821	47,821	49,478
51-61-48000-9158 Due To Golf Course Fund		28,967				
Total:	489,889	656,488	592,221	1,183,641	1,183,641	858,691

Fund 52- Wastewater Utility
Sub 45- Utility Services
Department 52000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	423,889	367,373	391,446	448,886	399,891	466,693
Materials, Supplies & Services	2,292,296	2,339,346	2,649,172	1,344,250	1,419,950	1,586,850
Capital Outlay	29,700	-	(48)	4,600,000	5,050,000	70,000
Debt Service	471,447	403,347	321,410	833,632	937,391	863,117
Interfund Transactions	526,912	735,901	606,391	726,885	726,885	816,045
Expenditure Total:	3,744,244	3,845,967	3,968,371	7,953,652	8,534,117	3,802,705

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-00-33435-0000 DEQ Grant	54,000					
52-00-34802-0000 Bond Equity Buy In						
52-00-34805-0000 Bond Equity Buy In						
52-00-34820-0000 Property Buy In						
52-00-34825-0000 Future Facilities SSA						
52-00-34870-5000 Collection Line						
52-00-34890-0000 Reimbursement - Misc.					11,550	
52-00-35200-0000 Utility Billing- Sewer	3,241,737	3,494,013	3,842,554	3,750,000	4,295,000	4,400,000
52-00-35270-0000 Connection Fees	55,333	73,100	90,400	95,000	90,000	90,000
52-00-35999-0000 YEC Audit Adjustment & Accrual	40,355	24,984	32,966			
52-00-36020-0000 Late/Delinquent Fees Penalties & Charges		63,167	63,000		145,000	65,000
52-00-37010-0000 Interest Earnings	35,656	1,233	1,895	2,000	10,250	2,000
52-00-38112-0000 Due From WW Impact Fee Fund (DEQ)						
52-00-38112-0000 Due From WW Impact Fee Fund			712,500			
52-00-38148-0000 Due From Water Cap Project Fund						
52-00-38151-0000 Due From Water Fund						
52-00-38153-0000 Due From Electric Fund						
52-00-38155-0000 Due From Gas Fund						
52-00-39710-0000 Contributions- From Developer	1,597,699	3,232,970	2,046,225	4,600,000	4,600,000	
52-00-39111-0000 Bond Proceeds					1,283,000	
52-00-39111-0000 Use of Sewer Fund Balance Reserve						
Revenue Total:	5,024,780	6,889,467	6,789,541	8,447,000	10,434,800	4,557,000

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	423,072	592,952	593,458	493,348	1,900,683	754,295
Fund Balance (Deficit)- Beginning:	1,366,920	1,789,992	2,382,944	2,976,403	2,976,403	4,877,086
Use of Fund Balance Reserve:						-
Fund Balance (Deficit)- Ending:	1,789,992	2,382,944	2,976,403	3,469,750	4,877,086	5,631,381

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	5.30	5.30	5.83	5.83	5.83	5.83
Part-time/Seasonal						
FTE Total:	5.30	5.30	5.83	5.83	5.83	5.83

Fund 52- Wastewater Utility Detail
Sub 45- Utility Services
Department 52000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-45-52000-1111 Salaries - FT	255,584	245,819	243,789	260,730	239,329	274,783
52-45-52000-1112 Salaries - PT						
52-45-52000-1122 Vacation Pay	(4,738)					
52-45-52000-1211 Overtime	9,211	9,823	1,952	6,000	6,000	6,000
52-45-52000-1242 Car Allowance	225					
52-45-52000-1300 Employee Benefits	14,115	20,661	14,221	16,165	13,531	17,037
52-45-52000-1311 Bonus						
52-45-52000-1321 Clothing Allowance		2,000	1,600	2,650	2,650	2,650
52-45-52000-1511 FICA						
52-45-52000-1512 Medicare	3,676	3,595	3,316	3,781	3,332	3,984
52-45-52000-1521 Retirement	66,998	4,010	29,953	48,157	40,500	50,752
52-45-52000-1531 Worker's Compensation	1,772	7,340	2,034	3,000	1,839	3,000
52-45-52000-1541 Health Insurance	69,408	66,604	85,864	98,674	84,995	98,674
52-45-52000-1545 Dental Insurance	5,793	5,536	6,541	7,009	5,916	7,009
52-45-52000-1548 Vision Insurance	947	857	1,060	1,242	926	1,242
52-45-52000-1561 Long Term Disability	897	1,129	1,117	1,478	873	1,561
52-45-52000-1999 Reserve For Pay Adjustments						
Total:	423,889	367,373	391,446	448,886	399,891	466,693

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-45-52000-2121 Dues, Subscriptions, Memberships (RWAO, WEAO)	747	2,793		1,500	1,500	1,500
52-45-52000-2211 Public Notices						
52-45-52000-2321 Travel & Training	4,629	3,738	4,899	9,350	9,350	9,350
52-45-52000-2369 Meetings			39	300	300	300
52-45-52000-2411 Office Expenses & Supplies						
52-45-52000-2421 Postage						
52-45-52000-2431 Uniforms & Clothing	1,580					
52-45-52000-2513 Equipment Supplies & Maintenance	108,777	83,689	87,446	80,000	146,250	140,000
52-45-52000-2515 SCADA Maintenance	33,800	5,753	17,454	15,000	15,000	15,000
52-45-52000-2516 Pre-Treatment Program			1,270	10,000	10,000	10,000
52-45-52000- Bio Solids Disposal						21,000
52-45-52000-2521 Vehicle Fuel						
52-45-52000-2610 Buildings & Grounds Maintenance		3,630	1,214	7,000	7,000	7,000
52-45-52000-3111 Utilities	77,409	71,424	73,797	75,000	75,000	75,000
52-45-52000-4121 Attorney Fees	5,521	12,408	2,574	15,000	15,000	15,000
52-45-52000-4140 Banking Fees	25,092	27,285	30,047	25,000	32,500	34,000
52-45-52000-4211 Computer Network & Data Process						
52-45-52000-4320 Engineering Services					1,400	25,000
52-45-52000-4394 Collar Maintenance			2,745	10,000	10,000	10,000
52-45-52000-4391 Blue Staking	2,387	3,350	4,796	3,600	4,150	4,200
52-45-52000-4393 Lab Work	29,102	34,447	39,333	40,000	40,000	45,000
52-45-52000-4521 Collection Fees	2,080					
52-45-52000-4531 Professional/Technical Services	25,084	13,828	19,989	20,000	20,000	20,000
52-45-52000-4541 Utility Bill Printing & Mailing						
52-45-52000-4550 Capital Facility Impact Study and Economic Analysis						
52-45-52000-4581 TSSD Services	858,850	863,278	1,073,469	1,000,000	1,000,000	1,100,000
52-45-52000-4811 Equipment Rental	5,555		5,500	7,500	7,500	7,500
52-45-52000-5001 Misc. Expenses						
52-45-52000-5002 Misc. Services & Supplies						
52-45-52000-5721 Chemicals/Fertilizer						22,000
52-45-52000-5999 Depreciation	1,041,074	1,094,290	1,227,842			
52-45-52000-6000 Bad Debt Expense	14,614	39,303	12,283			
52-45-52000-6211 Insurance & Surety Bonds	55,996	80,129	44,476	25,000	25,000	25,000
Total:	2,292,296	2,339,346	2,649,172	1,344,250	1,419,950	1,586,850

Fund 52- Sewer Utility Detail (continued)
Sub 45- Utility Services
Department 52000

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-45-52000-7000 Capital Outlay	(0)					60,000
52-45-52000-7001 White Hills Sewer	29,700					
52-45-52000-7211 Building & Building Improvements					450,000	10,000
52-45-52000-7319 Improvements Other Than Building						
52-45-52000-7410 Equipment						
52-45-52000-7412 Computer Equipment						
52-45-52000-7421 Vehicles			(48)			
52-81-52100-7301 Facebook Lift Station & Force Main				750,000	750,000	
52-81-52100- Facebook Sanitary Sewer & Force Main				850,000	850,000	
52-81-52100- Facebook Winter Storage Ponds				3,000,000	3,000,000	
Total:	29,700	-	(48)	4,600,000	5,050,000	70,000

Debt Service	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-71-47100-8111 Principal S07 & S14 W&S				235,850	235,850	241,150
52-71-47100-8112 Principal DEQ				275,000	331,000	310,000
52-71-47100-8121 Interest S07 & S14 W&S	369,299	303,028	176,489	268,432	268,432	261,277
52-71-47100-8122 Interest DEQ	60,780	58,950	52,760	54,350	52,976	50,690
52-71-47100-8131 Bond Refunding Cost	38,205	38,205	38,205			
52-71-47100-8132 Bond Insurance Cost			49,362			47,133
52-71-47100-8151 Paying Agent Fee	3,164	3,164	4,594		2,000	
Total:	471,447	403,347	321,410	833,632	937,391	863,117

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-61-48000-9076 Due To DEQ Bond Fund						
52-61-48000-9110 Due To General Fund (Administration Charge)	305,021	398,086	406,392	438,403	438,403	503,030
52-61-48000-9153 Due To Electric Fund						
52-61-48000-9154 Due To Fleet Fund	106,007	111,613	72,749	165,006	165,006	167,349
52-61-48000-9158 Due To Golf Course Fund		860				
52-61-48000-9163 Due To Utility Billing Internal Service Fund	73,476	75,406	76,366	75,655	75,655	96,188
52-61-48000-9164 Due To GIS Internal Service Fund	42,407	49,936	50,884	47,821	47,821	49,478
52-61-52000-9151 Due To Water Fund		100,000				
Total:	526,912	735,901	606,391	726,885	726,885	816,045

Fund 53- Electric Utility Summary
Sub 45- Utility Services
Department 53000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	2,022	-	-	-	-	-
Materials, Supplies & Services	54,096	50,041	10,622	-	-	-
Capital Outlay	-	-	-	-	-	-
Debt Service*	4,350	5,388	-	-	-	-
Interfund Transactions	152,184	760,385	-	-	-	-
Expenditure Total:	212,652	815,813	10,622	-	-	-

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-00-34010-0000 In-house Construction	25					
53-00-34218-0000 Subdivision Inspection Fees						
53-00-34805-0000 South Bond Equity Buy In						
53-00-34806-0000 North Bond Equity Buy In						
53-00-34825-0000 Future Facilities Fee SSA						
53-00-34845-0000 Future Facilities Fee NSA						
53-00-34890-0000 Reimbursement Miscellaneous						
53-00-35300-0000 Utility Billing- Electric	(26,828)	(5,806)	(1,843)		(2,559)	
53-00-35320-0000 Damages to Services-Electric					(889)	
53-00-35360-0000 Meter Fee - Electric						
53-00-35365-0000 Fiber Boots - Direct Comm.						
53-00-35370-0000 Connection Fees						
53-00-35375-0000 Temporary Power Connection						
53-00-35385-0000 Service Calls	(7,913)					
53-00-35999-0000 YEC Audit Adjustment & Accrual						
53-00-36020-0000 Late/Delinquent Fees Penalties						
53-00-37010-0000 Interest Earnings						
53-00-37020-0000 Sale of Assets						
53-00-37021-0000 Cost of Assets Sold						
53-00-37090-0000 Miscellaneous						
53-00-38113-0000 Due From Electric Impact Fee Fund			0			
53-00-38151-0000 Due From Water Fund						
53-00-38152-0000 Due From Sewer Fund						
53-00-38155-0000 Due From Gas Fund						
53-00-39710-0000 Contributions- From Developer						
53-00-39111-0000 Bond Proceeds-Less Purchased Fixed Assets						
Revenue Total:	(34,716)	(5,806)	(1,843)	-	(3,448)	-

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	(273,244)	(636,454)	(5,873)	-	(3,448)	-
Fund Balance (Deficit)- Beginning:	927,136	653,892	17,438	11,565	11,565	8,117
Fund Balance (Deficit)- Ending:	653,892	17,438	11,565	11,565	8,117	8,117

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	-	-	-	-	-	-

Fund 53- Electric Utility Detail
Sub 45- Utility Services
Department 53000

<i>Personnel Services</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-45-53000-1111	Salaries - FT						
53-45-53000-1112	Salaries - PT						
53-45-53000-1121	Holiday Pay						
53-45-53000-1211	Overtime						
53-45-53000-1212	Wellness Benefit						
53-45-53000-1300	Employee Benefits						
53-45-53000-1311	Bonus						
53-45-53000-1511	FICA						
53-45-53000-1512	Medicare						
53-45-53000-1521	Retirement						
53-45-53000-1531	Worker's Compensation	2,022					
53-45-53000-1541	Health Insurance						
53-45-53000-1545	Dental Insurance						
53-45-53000-1548	Vision Insurance						
53-45-53000-1561	Long Term Liability						
Total:		2,022	-	-	-	-	-

<i>Materials, Supplies, Services</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-45-53000-2121	Dues, Subscriptions, Memberships						
53-45-53000-2211	Public Notices						
53-45-53000-2321	Travel & Training						
53-45-53000-2368	Sustainability Committee						
53-45-53000-2369	Meetings						
53-45-53000-2411	Office Expenses & Supplies						
53-45-53000-2431	Uniforms & Clothing						
53-45-53000-2513	Equipment Supplies & Maintenance						
53-45-53000-2515	SCADA						
53-45-53000-2521	Equipment Fuel & Maintenance						
53-45-53000-2610	Buildings & Ground Maintenance						
53-45-53000-3111	Utilities						
53-45-53000-4121	Attorney Fees	3,578					
53-45-53000-4140	Banking Fees						
53-45-53000-4211	Computer Network & Data Process						
53-45-53000-4271	Itron Support						
53-45-53000-4320	Engineering Services						
53-45-53000-4350	In-house Construction Materials & Supplies						
53-45-53000-4351	In-house Construction Rental						
53-45-53000-4391	Blue Staking						
53-45-53000-4521	Collection Fees	3,169					
53-45-53000-4531	Professional/Technical Services						
53-45-53000-4541	Utility Bill Printing & Mailing						
53-45-53000-4811	Equipment Rental/Lease						
53-45-53000-5002	Misc. Services & Supplies						
53-45-53000-5141	Streetlight Repair						
53-45-53000-5321	Meters-Electric	4,818		4,476			
53-45-53000-5323	Service Calls - Materials & Supplies			(350)			
53-45-53000-5325	Service Calls - Rentals						
53-45-53000-5331	Residential Connections (Materials & Supplies)						
53-45-53000-5335	Commercial Connections (Materials & Supplies)						
53-45-53000-5630	UMPA Purchase For Resale- Electricity						
53-45-53000-5650	UAMPS Fees						
53-45-53000-5670	Horsebutte Purchase for Resale						
53-45-53000-5999	Depreciation						
53-45-53000-6000	Bad Debt Expense	39,129	50,041	6,496			
53-45-53000-6211	Insurance & Surety Bonds						
53-45-53000-7500	USP - EMC 20th Anniv.	3,403					
Total:		54,096	50,041	10,622	-	-	-

Fund 53- Electric Utility Detail (continued)
Sub 45- Utility Services
Department 53000

<i>Capital Outlay</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-45-53000-7000	Capital Outlay						
53-45-53000-7211	Building & Building Improvements						
53-45-53000-7319	Capital Improvement Projects						
53-45-53000-7410	Equipment						
53-45-53000-7411	Office Equipment						
53-45-53000-7412	Computer Equipment						
53-45-53000-7415	System Equipment						
53-45-53000-7421	Vehicles						
Total:		-	-	-	-	-	-

<i>Debt Service</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-71-47100-8111	Principal						
53-71-47100-8121	Interest						
53-71-47100-8151	Paying Agent Fee	4,350	5,388				
53-71-47100-8155	Letter of Credit Fee						
53-71-47100-8157	Bond Costs						
Total:		4,350	5,388	-	-	-	-

<i>Interfund Transactions</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-45-53000-9113	Due To Electric Impact Fee Fund						
53-45-53000-9145	Due To Gas/Elec. Capital Projects Fund						
53-45-53000-9900	Loss on sale of Capital Asset						
53-61-48000-9110	Due To General Fund (Administrative Charge)						
53-61-48000-9147	Due To Cap Proj-Sale Proceeds	152,184	653,892				
53-61-48000-9151	Due To Water Fund						
53-61-48000-9152	Due To Sewer Fund						
53-61-48000-9154	Due To Fleet Fund						
53-61-48000-9158	Due To Golf Course Fund		106,493				
53-61-48000-9163	Due To Utility Billing Internal Service Fund						
53-61-48000-9164	Due To GIS Internal Service Fund						
Total:		152,184	760,385	-	-	-	-

Fund 55- Natural Gas Utility Summary
Sub 45
Department 55000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	810	-	-	-	-	-
Materials, Supplies & Services	31,376	51,798	3,929	1,000,000	1,000,000	-
Capital Outlay	31,843	-	-	-	-	-
Debt Service	650	4,863	-	-	-	-
Interfund Transactions	-	2,185,351	3,551,654	1,100,000	1,025,891	3,880,000
Expenditure Total:	64,679	2,242,012	3,555,582	2,100,000	2,025,891	3,880,000

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-00-34010-0000 In-house Construction	8,021					
55-00-34218-0000 Subdivision Inspections						
55-00-34311-0000 NR SAA Assessments Collected	(14,389)					
55-00-34890-0000 Reimbursement- Miscellaneous						
55-00-35385-0000 Service Calls						
53-00-35500-0000 Utility Billing- Gas		(5,070)	(2,751)		(2,500)	
53-00-35511-0000 CPR Gas Extension Fees	2,795					
55-00-35520-0000 Damage to Services- Gas						
55-00-35560-0000 Meter Fee - Natural Gas						
55-00-35570-0000 Connection Fees						
55-00-35575-0000 Temporary Gas Connection						
55-00-35999-0000 YEC Audit Adjustments & Accrual						
55-00-37010-0000 Interest Earnings	51,899	54,781	25,419		25,000	
55-00-37011-0000 Interest Earnings - NR SAA	17,483	768	11,137		11,000	
55-00-37020-0000 Sale of Assets						
55-00-37021-0000 Cost of Assets Sold						
55-00-39710-0000 Contributions- From Developer						
Bond Proceeds - Less Capital Assets				2,100,000	1,992,391	3,880,000
Use of Gas Fund Balance Reserve						
Revenue Total:	65,809	50,480	33,805	2,100,000	2,025,891	3,880,000

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	78,666	(2,085,678)	(3,489,387)	-	-	-
Fund Balance (Deficit)- Beginning:	12,021,913	12,100,579	10,014,901	6,525,514	6,525,514	4,533,123
Use of Fund Balance Reserve:				(2,100,000)	(1,992,391)	(3,880,000)
Fund Balance (Deficit)- Ending:	12,100,579	10,014,901	6,525,514	4,425,514	4,533,123	653,123

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	-	-	-	-	-	-

Fund 55- Natural Gas Utility Summary (continued)
Sub 45
Department 55000

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-45-55000-1111 Salaries - FT						
55-45-55000-1112 Salaries - PT						
55-45-55000-1211 Overtime						
55-45-55000-1242 Car Allowance						
55-45-55000-1300 Employee Benefits						
55-45-55000-1511 FICA						
55-45-55000-1512 Medicare						
55-45-55000-1521 Retirement						
55-45-55000-1531 Worker's Compensation	810					
55-45-55000-1541 Health Insurance						
55-45-55000-1545 Dental Insurance						
55-45-55000-1548 Vision Insurance						
55-45-55000-1561 Long Term Disability						
Total:	810	-	-	-	-	-

<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-45-55000-2121 Dues, Subscriptions, Memberships						
55-45-55000-2211 Public Notices						
55-45-55000-2321 Travel & Training						
55-45-55000-2369 Meetings						
55-45-55000-2411 Office Expenses & Supplies						
55-45-55000-2431 Uniforms & Clothing						
55-45-55000-2513 Equipment Supplies & Maintenance						
55-45-55000-2515 SCADA						
55-45-55000-2521 Vehicle Fuel & Maintenance						
55-45-55000-2610 Buildings & Ground Maintenance						
55-45-55000-3111 Utilities						
55-45-55000-4121 Attorney Fees	2,291	252				
55-45-55000-4140 Banking Fees						
55-45-55000-4211 Computer Network & Data Process						
55-45-55000-4271 Itron Support						
55-45-55000-4320 Engineering Services						
55-45-55000-4350 In-House Construction (Materials & Supplies)						
55-45-55000-4351 In-House Construction (Rentals)						
55-45-55000-4391 Blue Staking						
55-45-55000-4521 Collection Fees	2,149					
55-45-55000-4531 Professional/Technical Services						
55-45-55000-4541 Utility Bill Printing & Mailing						
55-45-55000-4550 Cap. Facil./Impact/Econ. Study						
55-45-55000-5002 Misc. Services & Supplies						
55-45-55000-5321 Meters-Gas						
55-45-55000-5331 Connection Services						
55-45-55000-5333 Service Call-Gas						
55-45-55000-5620 Purchase For Resale- Gas						
55-45-55000-5999 Depreciation						
55-45-55000-6000 Bad Debt Expense	26,936	51,546	3,929	1,000,000	1,000,000	
55-45-55000-6211 Insurance & Surety Bonds						
Total:	31,376	51,798	3,929	1,000,000	1,000,000	-

Fund 55- Natural Gas Utility Summary
Sub 45
Department 55000

<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-45-55000-7111 Land and Rights of Way						
55-45-55000-7211 Building & Building Improvements						
55-45-55000-7319 Capital Improvement Projects						
55-45-55000-7410 Equipment						
55-45-55000-7412 Computer Equipment						
55-45-55000-7502 Sale Proceeds - CW Park w/Grant	31,843					
Total:	31,843	-	-	-	-	-

<i>Debt Service</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-71-47100-8111 Principal						
55-71-47100-8121 Interest						
55-71-47100-8151 Paying Agent Fee	650	4,863				
55-71-47100-8157 Bond Costs						
Total:	650	4,863	-	-	-	-

<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-45-55000-9145 Due To Gas/Elec. Capital Projects Fund						
55-61-48000-9110 Due To General Fund (Administrative Charge)						
55-61-48000-9147 Due To General Fund Capital Projects (USP)		2,181,383	3,551,654	1,100,000	1,025,891	3,880,000
55-61-48000-9151 Due To Water Fund						
55-61-48000-9152 Due To Sewer Fund						
55-61-48000-9155 Due To Electric Fund						
55-61-48000-9154 Due To Fleet Fund						
55-61-48000-9158 Due To Golf Course Fund		3,968				
55-61-48000-9163 Due To Utility Billing Internal Service Fund						
55-61-48000-9164 Due To GIS Internal Service Fund						
Total:	-	2,185,351	3,551,654	1,100,000	1,025,891	3,880,000

Fund 57- Solid Waste Summary

Sub 45

Department- 57000

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services		-	934	1,831	-	-	-
Materials, Supplies & Services		929,121	1,076,872	1,174,704	1,215,000	1,236,824	1,335,500
Capital Outlay		-	-	-	-	-	-
Debt Service		-	-	-	-	-	-
Interfund Transactions		60,313	97,721	299,327	102,140	102,141	115,557
Expenditure Total:		989,435	1,175,527	1,475,862	1,317,140	1,338,965	1,451,057

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-00-35700-0000	Utility Billing- Solid Waste	1,098,949	1,242,875	1,349,005	1,350,000	1,500,000	1,500,000
57-00-35705-0000	Garbage Fuel Surcharge	(42)	(25)	(7)	-	-	-
57-00-35999-0000	YEC Audit Adjustment & Accrual	12,217	10,904	8,903	-	-	-
57-00-36020-0000	Late/Delinquent Fees Penalties & Charges	-	22,560	22,500	-	23,000	23,500
Use of Solid Waste Fund Balance		-	-	-	-	-	-
Revenue Total:		1,111,124	1,253,754	1,380,401	1,350,000	1,523,000	1,523,500

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		125,975	132,291	(123,124)	32,860	184,035	72,443
Fund Balance (Deficit)- Beginning:		281,051	407,026	539,317	416,194	416,194	600,229
Use of Fund Balance Reserve:		-	-	-	-	-	-
Fund Balance (Deficit)- Ending:		407,026	539,317	416,194	449,053	600,229	672,671

PERSONNEL SUMMARY (FTE)		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected		-	-	-	-	-	-
Appointed		-	-	-	-	-	-
Full-time		-	-	-	-	-	-
Part-time/Seasonal		-	-	-	-	-	-
FTE Total:		-	-	-	-	-	-

Fund 57- Solid Waste Summary

Sub 45

Department- 57000

Personnel Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-45-57000-1111	Salaries - FT	-	-	-	-	-	-
57-45-57000-1112	Salaries - PT	-	523	-	-	-	-
57-45-57000-1211	Overtime	-	-	-	-	-	-
57-45-57000-1300	Employee Benefits	-	81	198	-	-	-
57-45-57000-1511	FICA	-	62	46	-	-	-
57-45-57000-1512	Medicare	-	32	41	-	-	-
57-45-57000-1521	Retirement	-	194	348	-	-	-
57-45-57000-1531	Worker's Compensation	-	-	-	-	-	-
57-45-57000-1541	Health Insurance	-	43	1,079	-	-	-
57-45-57000-1545	Dental Insurance	-	-	89	-	-	-
57-45-57000-1548	Vision Insurance	-	-	14	-	-	-
57-45-57000-1561	Long Term Disability	-	-	15	-	-	-
Total:		-	934	1,831	-	-	-

Materials, Supplies, Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-45-57000-2321	Travel & Training	-	-	-	-	-	-
57-45-57000-2369	Meetings	-	-	-	-	-	-
57-45-57000-2431	Uniforms & Clothing	-	-	-	-	-	-
57-45-57000-2513	Equipment, Supplies & Maintenance	-	-	-	-	-	-
57-45-57000-4121	Attorney Fees	-	-	-	-	-	-
57-45-57000-4140	Banking Fees	4,113	4,473	4,926	4,500	4,500	5,000
57-45-57000-4211	Computer Network & Data Processing	-	-	-	-	-	-
57-45-57000-4521	Collection Expense	757	-	-	500	500	500
57-45-57000-4541	Utility Bill Printing & Mailing	-	-	-	-	-	-
57-45-57000-4585	City Cleanup Areas (Waste)	8,416	25,461	7,865	50,000	50,000	50,000
57-45-57000-4586	City-Wide Cleanup Project(s)	-	15,366	26,942	50,000	50,000	50,000
57-45-57000-5640	Solid Waste Disposal Contract	905,659	1,016,213	1,114,403	1,100,000	1,100,000	1,200,000
57-45-57000-6000	Bad Debt Expense	4,545	13,518	(779)	-	-	-
57-45-57000-6810	Dump Passes	5,630	1,842	21,347	10,000	31,824	30,000
Total:		929,121	1,076,872	1,174,704	1,215,000	1,236,824	1,335,500

Capital Outlay		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-45-57000-7000	Capital Outlay	-	-	-	-	-	-
57-45-57000-7421	New Vehicle Purchase	-	-	-	-	-	-
Total:		-	-	-	-	-	-

Debt Service		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-71-47100-8111	Principal	-	-	-	-	-	-
57-71-47100-8121	Interest	-	-	-	-	-	-
57-71-47100-8151	Paying Agent Fee	-	-	-	-	-	-
Total:		-	-	-	-	-	-

Interfund Transactions		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-61-48000-9110	Due To General Fund (Administrative Charge)	22,162	58,568	59,675	62,858	62,858	65,613
57-61-48000-9163	Due To Utility Billing Internal Service	38,151	39,153	39,652	39,283	39,283	49,944
57-61-48000-9159	Due To Storm Drain Fund	-	-	200,000	-	-	-
Total:		60,313	97,721	299,327	102,140	102,141	115,557

Fund 58- Golf Course Summary
Sub 40
Department 58000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	20,006	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Interfund Transactions	30,000	-	53,611	-	-	-
Expenditure Total:	50,006	-	53,611	-	-	-

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-00-35710-0000 Cell Tower Revenue	2,000	-	-	-	-	-
58-00-37010-0000 Interest Earnings	-	-	-	-	-	-
58-00-37090-0000 Miscellaneous Revenue	30,000	-	3,064	-	-	-
58-00-39710-0000 Contributions from Developer	-	-	-	-	-	-
Use of Golf Fund Balance Reserve	-	-	-	-	-	-
Revenue Total:	32,000	-	3,064	-	-	-

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing	-	-	-	-	-	-
Sources over Financing Uses:	(28,000)	-	(50,547)	-	-	-
Fund Balance (Deficit)- Beginning:	81,611	53,611	53,611	3,064	3,064	3,064
Use of Fund Balance Reserve:	-	-	-	-	-	-
Fund Balance (Deficit)- Ending:	53,611	53,611	3,064	3,064	3,064	3,064

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	-	-	-	-	-	-
Appointed	-	-	-	-	-	-
Full-time	-	-	-	-	-	-
Part-time/Seasonal	-	-	-	-	-	-
FTE Total:	-	-	-	-	-	-

Fund 58- Golf Course Summary
Sub 40
Department 58000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-40-58000-1111 Salaries	-	-	-	-	-	-
58-40-58000-1211 Overtime	-	-	-	-	-	-
58-40-58000-1300 Employee Benefits	-	-	-	-	-	-
58-40-58000-1311 Bonus	-	-	-	-	-	-
58-40-58000-1511 FICA	-	-	-	-	-	-
58-40-58000-1512 Medicare	-	-	-	-	-	-
58-40-58000-1521 Retirement	-	-	-	-	-	-
58-40-58000-1531 Worker's Compensation	-	-	-	-	-	-
58-40-58000-1541 Health Insurance	-	-	-	-	-	-
58-40-58000-1545 Dental Insurance	-	-	-	-	-	-
58-40-58000-1548 Vision Insurance	-	-	-	-	-	-
58-40-58000-1561 Long Term Disability	-	-	-	-	-	-
Total:	-	-	-	-	-	-

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-40-58000-2121 Dues, Subscriptions, Memberships	-	-	-	-	-	-
58-40-58000-2321 Travel & Training	-	-	-	-	-	-
58-40-58000-2411 Office Expenses & Supplies	-	-	-	-	-	-
58-40-58000-2431 Uniforms & Clothing	-	-	-	-	-	-
58-40-58000-2513 Equipment Supplies & Maintenance	-	-	-	-	-	-
58-40-58000-4520 Contract Services	-	-	-	-	-	-
58-40-58000-4531 Professional & Technical Services	-	-	-	-	-	-
58-40-58000-5002 Misc. Services and Technical Services	-	-	-	-	-	-
58-40-58000-5999 Depreciation	20,006	-	-	-	-	-
Total:	20,006	-	-	-	-	-

Fund 58- Golf Course Summary
Department 58000

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-40-58000-7611 Golf Course Pumps and Wells	-	-	-	-	-	-
Total:	-	-	-	-	-	-

Debt Service	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-71-47100-8121 Interest	-	-	-	-	-	-
58-71-47100-8151 Paying Agent Fee	-	-	-	-	-	-
Total:	-	-	-	-	-	-

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-40-58000-9210 Due To General Fund	30,000	-	53,611	-	-	-
58-61-48000-9151 Due To Water Fund	-	-	-	-	-	-
58-61-48000-9154 Due To Fleet Fund	-	-	-	-	-	-
Total:	30,000	-	53,611	-	-	-

Fund 59- Storm Water Utility Summary
Sub 45
Department 59000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	185,711	240,793	320,101	263,573	311,574	271,274
Materials, Supplies & Services	56,058	87,939	429,226	94,925	100,245	102,625
Capital Outlay	-	55,594	-	41,800	41,800	5,300
Debt Service	-	-	-	-	-	-
Interfund Transactions	105,846	135,477	153,127	221,833	221,833	201,212
Expenditure Total:	347,615	519,802	902,454	622,130	675,452	580,411

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-00-35900-0000 Utility Billing - Storm Drain	340,436	370,671	496,331	525,000	578,500	585,000
59-00-35920-0000 Damage to Services - Storm Drain					1,500	
59-00-35999-0000 YEC Audit Adjustments & Accrual	1,705	2,372	12,692			
59-00-36020-0000 Late/Delinquent Fees Penalties & Charges		7,520	7,500		8,000	8,000
59-00-38117-0000 Due From Storm Water Impact Fee Fund						
59-00-38157-0000 Due From Solid Waste Fund			200,000			
59-00-39710-0000 Contributions From Developers			1,838,034			
59-00-39730-0000 Contributions - General			10,220,601			
Use of Storm Water Fund Balance				55,330		
Revenue Total:	342,141	380,562	12,775,158	580,330	588,000	593,000

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	(7,800)	(104,791)	173,580	(41,800)	(87,452)	12,589
Fund Balance (Deficit)- Beginning:	101,593	93,793	(10,998)	162,582	162,582	75,130
Use of Fund Balance Reserve:						-
Fund Balance (Deficit)- Ending:	93,793	(10,998)	162,582	120,782	75,130	87,719

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	2.00	3.63	3.58	3.58	3.58	3.58
Part-time/Seasonal						
FTE Total:	2.00	3.63	3.58	3.58	3.58	3.58

Fund 59- Storm Water Utility Summary (continued)

Sub 45

Department 59000

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-45-59000-1111 Salaries - FT	102,647	140,078	165,691	150,381	190,325	156,456
59-45-59000-1112 Salaries - PT	9,692	3,571	3,852	-	5,163	-
59-45-59000-1211 Overtime	8,801	10,539	8,483	5,000	5,420	5,000
59-45-59000-1300 Employee Benefits	7,248	13,757	15,510	9,324	18,396	9,700
59-45-59000-1311 Bonus						
59-45-59000-1321 Clothing Allowance		800	800	1,300	1,300	1,300
59-45-59000-1511 FICA	620	221	241	-	328	-
59-45-59000-1512 Medicare	1,686	2,177	2,510	2,181	2,850	2,269
59-45-59000-1521 Retirement	18,707	25,153	74,305	27,775	31,774	28,898
59-45-59000-1531 Worker's Compensation	848	3,835	1,219	1,000	1,193	1,000
59-45-59000-1541 Health Insurance	32,075	36,550	42,858	60,593	50,090	60,593
59-45-59000-1545 Dental Insurance	2,615	3,021	3,351	4,304	3,509	4,304
59-45-59000-1548 Vision Insurance	434	470	526	763	538	763
59-45-59000-1561 Long Term Disability	338	620	755	953	688	992
Total:	185,711	240,793	320,101	263,573	311,574	271,274

<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-45-59000-2121 Dues, Subscriptions, Memberships (Storm Drain Coalition, Storm Permit)		4,416	4,416	5,000	5,000	5,000
59-45-59000-2321 Travel & Training	985	880	1,072	2,375	2,375	2,375
59-45-59000-2369 Meetings				50	50	50
59-45-59000-2431 Uniforms & Clothing	873					
59-45-59000-2513 Equipment Supplies & Maintenance	10,889	11,262	14,574	17,500	17,500	22,500
59-45-59000-2514 Stormdrain Maint.	16,787	22,627	13,186	30,000	30,000	30,000
59-45-59000-2520 Public Education & Outreach				1,000	1,000	2,500
59-45-59000-2610 Building & Grounds Maintenance						
59-45-59000-3111 Utilities	2,074	98	1,982	3,000	3,000	3,000
59-45-59000-4121 Attorney Fees	198	54		1,000	1,000	1,000
59-45-59000-4140 Banking Fees	2,879	3,131	3,448		3,600	3,700
59-45-59000-4211 Computer Network & Data Processing						
59-45-59000-4391 Blue Staking						
59-45-59000-4521 Collection Fees	218					
59-45-59000-4531 Professional & Technical Services	3,880		500	5,000	5,000	5,000
59-45-59000-4541 Utility Bill Printing & Mailing						
59-45-59000-4811 Equipment Rental/Lease	2,580	11,072	16,389	20,000	20,000	17,500
59-45-59000-5002 Misc. Services & Technical Services			261			
59-45-59000-4394 Collar Maintenance			2,295	5,000	5,000	5,000
59-45-59000-5731 Street Sweeping	5,286	19,733	13,898		1,720	
59-45-59000-5999 Depreciation			350,490			
59-45-59000-6000 Bad Debt Expense	1,408	3,219	361			
59-45-59000-6211 Insurance & Surety Bonds	7,999	11,447	6,354	5,000	5,000	5,000
Total:	56,058	87,939	429,226	94,925	100,245	102,625

Fund 59- Storm Water Utility Summary

Department 59000

<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-45-59000-7000 Capital Purchases						
59-45-59000-7111 Land and Rights of Way						
59-45-59000-7410 Equipment		55,594		41,800	41,800	5,300
Total:	-	55,594	-	41,800	41,800	5,300

<i>Debt Service</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-71-47100-8121 Interest						
59-71-47100-8151 Paying Agent Fee						
Total:	-	-	-	-	-	-

<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-61-48000-9110 Due To General Fund (Administrative Charge)	34,049	59,335	60,853	66,370	66,370	73,162
59-61-48000-9154 Due To Fleet Fund	36,197	36,197	52,291	117,001	117,001	84,171
59-61-48000-9158 Due To Golf Course Fund		602				
59-61-48000-9163 Due To Utility Billing Internal Service Fund	16,754	17,194	17,413	17,251	17,251	21,933
59-61-48000-9164 Due To GIS Internal Service Fund	18,845	22,149	22,570	21,211	21,211	21,946
Total:	105,846	135,477	153,127	221,833	221,833	201,212

Internal Service Fund
Fund 63 - Utility Billing Internal Service
Sub 43
Department 63000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	96,137	145,246	131,386	143,469	140,769	194,777
Materials, Supplies & Services	74,533	61,825	56,771	64,375	69,475	69,475
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	170,669	207,071	188,157	207,844	210,244	264,252

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-00-38151-0000 Due From Water Fund	73,476	75,406	76,366	75,655	75,655	96,188
63-00-38152-0000 Due From Sewer Fund	73,476	75,406	76,366	75,655	75,655	96,188
63-00-38153-0000 Due From Electric Fund						
63-00-38155-0000 Due From Gas Fund						
63-00-38157-0000 Due From Solid Waste Fund	38,151	39,153	39,652	39,283	39,283	49,944
63-00-38159-0000 Due From Storm Drain Fund	16,754	17,194	17,413	17,251	17,251	21,933
Revenue Total:	201,858	207,159	209,797	207,844	207,844	264,252

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	9,855	6,938	23,557	-	(2,400)	-
Fund Balance (Deficit)- Beginning:	87,977	97,832	104,770	128,327	128,327	125,927
Fund Balance (Deficit)- Ending:	97,832	104,770	128,327	128,327	125,927	125,927

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	1.00	1.00	1.00	2.00
Part-time/Seasonal	2.50	2.50	2.50	2.50	2.50	1.88
FTE Total:	3.50	3.50	3.50	3.50	3.50	3.88

Internal Service Fund
Fund 63 - Utility Billing Internal Service
Sub 43
Department 63000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-43-63000-1111 Salaries	35,488	39,364	41,783	40,813	42,161	77,148
63-43-63000-1112 Salaries - PT/Temporary	28,325	68,857	61,250	68,289	65,439	56,238
63-43-63000-1211 Overtime	1,027	471	257		31	
63-43-63000-1212 Wellness Benefit						
63-43-63000-1300 Employee Benefits	2,914	3,179	3,156	2,530	3,087	4,783
63-43-63000-1311 Bonus						
63-43-63000-1511 FICA	5,378	4,269	3,798	4,234	4,059	3,487
63-43-63000-1512 Medicare	1,729	1,502	1,404	1,582	1,502	1,934
63-43-63000-1521 Retirement	8,306	13,402	3,191	7,538	6,485	14,249
63-43-63000-1531 State Insurance Fund	811	627	2,439		2,274	
63-43-63000-1541 Health Insurance	11,032	12,337	12,866	16,925	14,505	33,851
63-43-63000-1545 Dental Insurance	838	916	903	1,202	915	2,404
63-43-63000-1548 Vision Insurance	138	146	145	107	144	214
63-43-63000-1561 Long Term Disability	152	176	194	249	167	470
Total:	96,137	145,246	131,386	143,469	140,769	194,777

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-43-63000-2321 Travel & Training	206			500	500	500
63-43-63000-2369 Meetings	335	303	274	375	375	375
63-43-63000-2411 Office Expenses & Supplies						
63-43-63000-2431 Uniforms & Clothing						
63-43-63000-2513 Equipment Supplies & Maintenance						
63-43-63000-4121 Attorney Fees	10,115	6,929	5,746	7,000	7,000	7,000
63-43-63000-4211 Computer Network and Data						
63-43-63000-4271 Itron Support						
63-43-63000-4521 Collection Fees						
63-43-63000-4531 Professional/Technical Services						
63-43-63000-4541 Utility Billing Mailing/Printing	55,169	48,844	46,427	55,000	55,000	55,000
63-43-63000-5002 Misc. Services & Supplies						
63-43-63000-5999 Depreciation	2,799	2,799	2,799			
63-43-63000-6211 Insurance & Surety Bonds						
63-43-63000-6820 Deployed Military Abatement	5,908	2,950	1,525	1,500	6,600	6,600
Total:	74,533	61,825	56,771	64,375	69,475	69,475

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-43-63000-7412 Computer Equipment						
63-43-63000-7552 Furniture						
Total:	-	-	-	-	-	-

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-43-63000-9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Internal Service Fund
Fund 64 - GIS Internal Service
Sub 46
Department 64000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	50,035	77,100	80,475	84,403	80,908	90,351
Materials, Supplies & Services	37,349	34,246	37,877	32,450	32,450	30,550
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	87,384	111,346	118,352	116,853	113,358	120,901

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-00-38151-0000 Due From Water Fund	42,407	49,936	50,884	47,821	47,821	49,478
64-00-38152-0000 Due From Sewer Fund	42,408	49,936	50,884	47,821	47,821	49,478
64-00-38153-0000 Due From Electric Fund						
64-00-38155-0000 Due From Gas Fund						
64-00-38159-0000 Due From Storm Drain Fund	18,845	22,149	22,570	21,211	21,211	21,946
Revenue Total:	103,660	122,021	124,338	116,853	116,853	120,901

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:						
Fund Balance (Deficit)- Beginning:	13,084	27,521	31,661	42,367	42,367	45,862
Fund Balance (Deficit)- Ending:	27,521	31,661	42,367	42,367	45,862	45,862

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	1.00	1.00	1.00	1.00
Part-time/Seasonal				0.50	0.50	0.66
FTE Total:	1.00	1.00	1.00	1.50	1.50	1.66

Internal Service Fund
Fund 64 - GIS Internal Service
Sub 46
Department 64000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-46-64000-1111 Salaries	24,104	39,725	39,973	41,263	39,964	41,263
64-46-64000-1112 Salaries - PT/Temporary		13,927	13,113	12,854	12,854	18,382
64-46-64000-1211 Overtime	50	29	36			
64-46-64000-1300 Employee Benefits	5,184	6,470	6,514	2,558	6,419	2,558
64-46-64000-1311 Bonus						
64-46-64000-1511 FICA	183	855	813	797	422	1,140
64-46-64000-1512 Medicare	574	763	738	785	648	865
64-46-64000-1521 Retirement	4,035	(3,015)	1,224	7,621	2,651	7,621
64-46-64000-1531 State Insurance Fund	171	502	407		391	
64-46-64000-1541 Health Insurance	14,141	16,114	15,931	16,925	15,949	16,925
64-46-64000-1545 Dental Insurance	1,217	1,331	1,317	1,202	1,253	1,202
64-46-64000-1548 Vision Insurance	202	214	214	107	195	107
64-46-64000-1561 Long Term Disability	174	185	197	290	162	288
Total:	50,035	77,100	80,475	84,403	80,908	90,351

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-46-64000-2321 Travel & Training	4,024		4,071	4,600	4,600	2,700
64-46-64000-2369 Meetings						
64-46-64000-2411 Office Expenses & Supplies						
64-46-64000-2431 Uniforms & Clothing						
64-46-64000-2513 Equipment Supplies & Maintenance						
64-46-64000-4211 Computer Network and Data	26,389	26,316	26,890	27,850	27,850	27,850
64-46-64000-4531 Professional/Technical Services		1,014				
64-46-64000-4541 Utility Billing Mailing/Printing						
64-46-64000-5002 Misc. Services & Supplies						
64-46-64000-5999 Depreciation	6,936	6,916	6,916			
64-46-64000-6211 Insurance & Surety Bonds						
Total:	37,349	34,246	37,877	32,450	32,450	30,550

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-46-64000-7412 Computer Equipment						-
64-46-64000-7552 Furniture						-
Total:	-	-	-	-	-	-

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-46-64000-9154 Due to Fleet Fund						
Total:	-	-	-	-	-	-

ENTERPRISE FUND CHANGES FROM TENTATIVE (3/15/19 VERSION)

Amount	Fund	Detail
\$ 360	Water	Admin. charge to General Fund reduced due to decrease in Planning Dept. budget
360	Sewer	Admin. charge to General Fund reduced due to decrease in Planning Dept. budget
72	Storm Water	Admin. charge to General Fund reduced due to decrease in Planning Dept. budget
6,821	Water	Transfer to UB Fund reduced due to change in UB personnel budget
6,821	Sewer	Transfer to UB Fund reduced due to change in UB personnel budget
3,541	Solid Waste	Transfer to UB Fund reduced due to change in UB personnel budget
1,555	Storm Water	Transfer to UB Fund reduced due to change in UB personnel budget
\$ 19,530	Total Changes	

ENTERPRISE FUND CHANGES FROM TENTATIVE (4/16/19 VERSION)

Amount	Fund	Detail
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\$	- Total Changes
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ENTERPRISE FUND CHANGES FROM PRELIMINARY (5/7/19 VERSION)

Amount	Fund	Detail
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ENTERPRISE FUND CHANGES FROM PUBLIC HEARING (5/21/19 VERSION)

Amount	Fund	Detail
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\$ - Total Changes

Fund 44- Gas and Electric Utilities
Department- 0

EXPENDITURES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
44-81-44000-7320 138 KV line						
44-81-53100-7000 Bobby Wren Power Project						
44-81-53100-7221 SWCA						
44-81-53100-7320 138 KV line (Electrical Distribution Redundancy)						
44-81-53100-7321 South Substation						
44-81-53100-7322 SR73 12.47KV Feeder						
44-81-53100-7325 North Substation						
44-81-53100-7326 Camp Williams Interconnection						
44-81-53100-7327 Electric Main Feeders						
44-81-53100-7328 Porter's Crossing Parkway						
44-81-53100-7329 6" Gas Steel line						
44-81-53100-7330 Silverlake/Kiowa Capacity Upgrade						
44-81-53100-7331 Silverlake 8 Off-Sites						
44-81-53100-7332 Highway 73 West to Wash						
44-81-53100-7348 Energy Building						
Expenditure Total:	-	-	-	-	-	-

REVENUES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
44-00-38110-0000 Due From General Fund						
44-00-38153-0000 Due From Electric Utility Fund						
44-00-38155-0000 Due From Gas Utility Fund						
44-00-39110-0000 Bond Proceeds- Gas & Electric Construction Fund						
Due From Electric Impact Fee						
44-00-37010-0000 Interest Revenue						
Electric Fund Balance						
Cedar Pass Ranch Connection Fees						
Gas and Electric Bond						
Revenue Total:	-	-	-	-	-	-

BALANCE SUMMARY	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:			-			
Fund Balance (Deficit)- Beginning:						
Fund Balance (Deficit)- Ending:	-	-	-	-	-	-

Fund 47- Capital Projects- General Fund
Department- 0

EXPENDITURES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
Streets						
47-80-44100-7100 USP - PE Pkwy Median Landscape	20,788	301,284	15,077	600,000	500,000	
47-80-44100-7101 USP - PE Pkwy Widening at Hidden Hollow			32,013	450,000	418,837	
47-80-44100-7102 USP - EM Blvd East Pulverize/Pave		545,772				
47-81-44100-7006 Bobby Wren Blvd. Construction	12,906	562,891	29,235			
47-81-44100-7008 Salt Shed		243,353	12,586			
47-81-44100-7014 Traffic Signals			118,712	1,000,000	1,000,000	
47-81-44100-7015 PE Pkwy Widening at Hidden Hollow				2,400,000	2,400,000	
47-81-44100-7016 Road Paving Projects (Priority 1)	1,098,015	24,417				
47-81-44100-7018 Road Improvements for Signal @ Sunset & 73		291,683				
47-81-44100-7019 Misc. Street Dept Projects	24,381	43,247				
47-81-44100-7021 Golden Eagle Rd.			80,000			
47-81-44100-7020 Pony Express Widening Project (East Side)		14,378	62,528			
47-81-44100-7022 Aviator Ave. Extension			5,500	1,005,000	1,004,660	
47-81-44100-7023 Facebook Pony Express South Extension				6,932,000	6,932,000	
47-81-44100-7024 St. Andrews Dr. Reimbursement Agreement				116,000	115,506	
47-81-44100-7025 New Streetlights (Developer Installs)				400,000	400,000	
Parks						
47-80-45100-7100 USP - Cory Wride Memorial Park		212,690	3,475,345			
47-80-45100-7102 USP - Nolen Park-Pavilion/Pad		53,013				
47-80-45100-7103 USP - Bike Park Improvements	8,400	21,546				
47-80-45100-7104 USP - Park Bathrooms (Various)		224,969				
47-80-45100-7105 USP - Trail Additions		35,825	80,454			40,000
47-80-45100-7106 USP - City Center Streetscape Landscape			5,831		8,437	1,000,000
47-80-45100-7108 USP - Hidden Canyon Detention		519	21,928			
47-80-45100-7112 USP - Neighborhood Match Grant			15,235		48,617	
47-80-45100- USP - Eagle Park Pavilion				50,000	50,000	
47-80-45100- USP - Bike and Pedestrian Plan Improvements						240,000
47-80-45100- USP - Recreation Facilities						2,600,000
47-81-45100-7001 Cory Wride Memorial Park	363,476	1,529,244	2,444,319	650,000	650,000	20,000
47-81-45100-7021 Smith Ranch Park			(685)			250,000
47-81-45100-7024 Misc. Parks	163,197	8,400	25,998			
47-81-45100-7026 Pony Express Trail						
47-81-45100-7027 Cemetery	48,395	80,120				
47-81-45100-7028 Trees		555	29,698		2,537	
47-81-45100-7029 Hidden Canyon Park		13,823				
47-81-45100-7031 Eagle Park Entrance	142,782					
47-81-45100-7034 Skid Steer with Tracks (Parks & Cemetery)	55,559					
47-81-45100-7037 Mountain Bike Trail Signs				5,000	5,000	
47-81-45100-7038 Petroglyph Signs				5,000	5,000	
47-81-45100-7035 Match Sweetwater HOA Play Structure		28,537				
47-81-45100-7039 Safe Routes to Blackridge Elementary				151,230	151,230	
47-81-45100-7040 Park Bathrooms (Rodeo/Cemetery/Skate Park)				140,000	140,000	
47-81-45100-7036 City Entrance/Wayfinding Signs				60,000	60,000	
47-81-45100- City Center Medians/Streetscapes						500,000
47-81-45100- Skyline Ridge Park Pavilion						50,000
47-81-45100- Valley View Park Bathroom						80,000
47-81-45100- Northmoor Detention Pond and Park						200,000
47-81-45100- City Center Orchard in Pascos						10,000
47-81-45100- Silverlake - Woodhaven Park						500,000
Other GF Projects						
47-80-45100-7111 USP - 20th Anniversary Campaign	3,661					
47-81-41710-7001 General Plan Rewrite	12,000	82,781	2,000			
47-81-41950-7002 Misc Facilities Projects	23,846	44,994			53,617	
47-81-41950-7003 Community Development Building Basement	246,416	80,631				
47-81-45100-7111 Land and Rights of Way						
47-81-45800-7211 Library Capital Project						100,000
47-81-41955-7001 Security Cameras (City Hall, Energy, etc.)						
47-81-41950-7002 Misc. Projects from List			141,525			
47-81-41950-7002 CD Bldg Extension & Move Salt Shed						640,000
Expenditure Total:	2,223,823	4,444,671	6,597,298	13,964,230	13,945,441	6,230,000

REVENUES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
47-00-33110-0000 UDOT Grant (Sweetwater trail)						
47-00-33110-0000 EDI Federal Grant Proceeds						
47-00-33112-0000 Recreational Trails Grant		13,823				
47-00-33310-0000 County Recreation Allotment	13,292					
47-00-33320-0000 Safe Routes to School Grant				151,230	151,230	
47-00-33330-0000 MAG Funding				1,650,000	1,650,000	
47-00-33400-0000 Misc State Grant Revenue			105,767			
47-00-34525-0000 Dev. Agreement - Facilities						
47-00-37010-0000 Interest Revenue	1,107	1,736	2,781			
47-00-39705-0000 Park Donations Restricted	3,089					
47-00-39710-0000 Contributions From Developer				8,942,000	8,942,000	
47-00-39715-0000 Contributions for Parks						
47-00-39730-0000 Contributions - General						
47-00-39740-0000 Neighborhood Match Revenue		15,000	22,075			
47-00-38170-0000 Due From SID 97-1						
47-00-38110-0000 Due From General Fund Balance	1,549,151	1,846,435	1,750,000		2,557,000	
47-00-38111-0000 Due From Water Impact Fee Fund				89,000	88,910	
47-00-38112-0000 Due From Wastewater Impact Fee Fund				30,000	29,871	
47-00-38117-0000 Due From Storm Water Impact Fee Fund				75,000	74,853	
47-00-38118-0000 Due From Transportation Impact Fee Fund		550,000		811,000	811,026	
47-00-38115-0000 Due From Parks Impact Fee Fund	100,000	1,200,000	640,000			520,000
47-00-38153-0000 Due From Electric Utility Sale Proceeds (USP)	152,184	653,892				
47-00-38155-0000 Due From Gas Utility Sale Proceeds (USP)		2,181,383	3,500,000	1,100,000	1,025,891	3,880,000
Use of Fund Balance Reserve						1,830,000
Revenue Total:	1,818,823	6,462,269	6,020,624	12,848,230	15,330,781	6,230,000

BALANCE SUMMARY	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:						
Fund Balance (Deficit)- Beginning:	(404,998)	2,017,596	(576,673)	(1,116,000)	1,385,340	-
Use of Fund Balance Reserve:	405,031	33	2,017,631	1,440,957	1,440,957	2,826,298
Fund Balance (Deficit)- Ending:	33	2,017,631	1,440,957	324,957	2,826,298	(1,830,000)
						996,298

Fund 48- Capital Projects-Water Utility
Department- 0

EXPENDITURES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
48-80-51100-7100 USP - Water Preparedness Measures						
48-81-44100-7002 Well #1 Upgrades						
48-81-44100-7004 Well #4						
48-81-44200-7006 Well #5						
48-81-44200-7007 Well #2						
48-81-44200-7008 Tank #2						
48-81-48200-8300 Escrow Interest to Developer						
48-81-51100-7001 NSA Water System Upgrades-						
48-81-51100-7005 Tank #5						
48-81-51100-7006 Well #5						
48-81-51100-7008 Water Reuse study						
Water System Improvements Design						
Due To Water Fund						
Expenditure Total:	-	-	-	-	-	-

REVENUES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
48-00-34891-0000 CWP Pipeline Reimbursements						
48-00-37010-0000 Interest Earnings						
48-00-38111-0000 Due From Water Impact Fee Fund						
48-00-38151-0000 Due From Water Fund						
48-00-39111-0000 Bond Proceeds						
48-00-39710-0000 Developer Contribution for Test Wells (Hidden Valley North)						
State Loan Proceeds for CWP Line (20 yrs.)						
Grant for Water Re-use study						
Revenue Total:	-	-	-	-	-	-

BALANCE SUMMARY	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	-	-	-	-	-	-
Fund Balance (Deficit)- Beginning:		-	-	-	-	-
Fund Balance (Deficit)- Ending:	-	-	-	-	-	-

Fund 49- Capital Projects-Sewer Utility
Department- 0

EXPENDITURES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
49-41-44100-7000 Sewer Treatment Plant						
49-81-44100-7001 South Service Trunk Line						
49-81-48200-6700 Developer Reimbursements						
49-81-52100-7000 Sewer Treatment Plant						
49-81-52100-7111 Capital Outlay (Land Purchase)						
Evans Ranch Sewer Line						
Solids Handling Project						
Expenditure Total:	-	-	-	-	-	-

REVENUES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
Bond Proceeds/Grant						
Interest Earnings						
49-00-39710-0000 Contributions from Developers						
Due From Sewer Fund						
49-00-38152-0000 Due From Sewer Impact Fee Fund						
Revenue Total:	-	-	-	-	-	-

BALANCE SUMMARY	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:						
Fund Balance (Deficit)- Beginning:						
Fund Balance (Deficit)- Ending:	-	-	-	-	-	-

CAPITAL PROJECTS CHANGES FROM TENTATIVE (3/15/19 VERSION)

Amount	Fund	Detail
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CAPITAL PROJECTS CHANGES FROM TENTATIVE (4/16/19 VERSION)

Amount	Fund	Detail
\$ 1,000,000	General Capital Projects	Removed City Entrance/Wayfinding Monuments
(500,000)	General Capital Projects	Added Silverlake Woodhaven Park
(50,000)	General Capital Projects	Added Skyline Ridge Park Pavilion
(80,000)	General Capital Projects	Added Valley View Park Bathroom
(200,000)	General Capital Projects	Added Northmoor Detention Pond and Park
(10,000)	General Capital Projects	Added City Center Orchard in Paseos
(250,000)	General Capital Projects	Added Smith Ranch Park Improvements
<u>\$ (90,000)</u>	Total Changes	

CAPITAL PROJECTS CHANGES FROM PRELIMINARY (5/7/19 VERSION)

Amount	Fund	Detail
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\$0 Total Changes

CAPITAL PROJECTS CHANGES FROM PUBLIC HEARING (5/21/19 VERSION)

Amount	Fund	Detail
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<u>\$</u>	-	Total Changes
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Fund 11- Water Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
11-51-51000-4531	IFFP Update			6,590			
11-51-51000-6000	Bad Debt Expense						
11-51-51000-6301	SL6 Pony Express Well Reimbursement						
11-51-51000-6302	SITLA Impact Fee Reimbursement	15,027	20,053	23,851	25,000	45,254	15,000
11-51-51000-6303	EM Links Reimbursement						
11-51-51000-6305	Meadow Ranch Holdings Reimbursement	121,466	93,435	34,260	245,000	340,663	
11-51-51000-6306	EM Properties Reimbursement	21,000					
11-51-51000-6308	Cedar Valley Water Co. Reimbursement						
11-51-51000-6310	Developer Impact Fee Reimbursement	78,482	74,575	10,778			
11-61-48100-9110	Due To General Fund			65,934			
11-61-48100-9147	Due To General Fund Capital Projects Fund				89,000	88,910	
11-61-48100-9148	Due To Capital Projects Fund						
11-61-48100-9151	Due To Water Fund	2,078,686	2,300,000	1,121,663	1,450,000	1,450,000	821,700
11-61-48100-9151	Due To Water Fund (CWP Shares)						
11-61-48100-9151	Due To Water Fund (Settlement)					15,300	
Total Financing Uses:		2,314,661	2,488,063	1,263,076	1,809,000	1,940,127	836,700

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
11-00-34805-0000	Buy In Water SA 1	286,413	419,958	533,007	550,000	458,036	440,000
11-00-34806-0000	Buy In Water SA 2	392,515	429,601	281,792	200,000	277,892	250,000
11-00-34810-0000	EM Properties Well						
11-00-34820-0000	EMP Buy-In						
11-00-34825-0000	Future Facilities SSA						
11-00-34830-0000	CP Water LC Equity Buy-In						
11-00-34831-0000	Sunset Dr Dist Line Equity Buy-In						
11-00-34832-0000	Spyglass Dist Line Equity Buy-In						
11-00-34833-0000	Valley View Wtr Tank Equity Buy-In						
11-00-34834-0000	Storage Reimbursement						
11-00-34840-0000	SITLA 12"Water Line NSA						
11-00-34841-0000	SITLA 12"Water Line SSA						
11-00-34844-0000	Pony Express Well						
11-00-34845-0000	Future Facilities NSA						
11-00-34860-0000	Future Facilities Water SA 1	1,452,555	2,111,076	2,679,361	2,500,000	2,216,439	2,200,000
11-00-34870-0000	Future Facilities Water SA 2	432,978	473,889	310,842	225,000	310,223	250,000
11-00-37010-0000	Interest Earnings	717	1,125	39,728	60,000	74,557	75,000
11-00-38151-0000	Due From Water Fund						
Total Financing Sources:		2,565,178	3,435,649	3,844,730	3,535,000	3,337,147	3,215,000

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		250,517	401,199	2,581,654	1,726,000	1,397,020	2,378,300
Fund Balance (Deficit)- Beginning:		1,705,384	1,955,901	2,357,101	4,938,754	4,938,754	6,335,774
Fund Balance (Deficit)- Ending:		1,955,901	2,357,101	4,938,754	6,664,754	6,335,774	8,714,074

Fund 12- Wastewater Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
12-61-48100-9149	Due To Capital Project Fund						
12-61-48100-9152	Due To Sewer Fund						
12-51-52000-4531	IFFP Update	11,780					
12-51-52000-6303	EM Links Reimbursement						
12-51-52000-6306	EM Properties Reimbursement	13,794	19,870				
12-51-52000-6309	Evan's Ranch Reimbursement	164,462	259,115				
12-51-52000-6310	Developer Impact Fee Reimbursement	3,952		37,763	85,000	85,000	35,000
12-61-48100-9147	Due To General Fund Capital Projects Fund				30,000	29,871	
12-61-48100-9152	Due To Sewer Fund DEQ Debt Service			712,500			
12-61-48100-9152	Due To Sewer Fund						
Total Financing Uses:		193,988	278,985	750,263	115,000	114,871	35,000

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
12-00-34805-0000	S Revenue Bond Equity Buy-In	239,815	345,463	447,932	350,000	470,084	450,000
12-00-34820-0000	EMP Property Buy-In	13,794	19,870	25,764	20,000	27,038	28,000
12-00-34825-0000	Future Facilities SSA	131,956	238,094	308,716	250,000	323,983	320,000
12-00-34835-0000	Collection Line						
12-00-34845-0000	Future Facilities WW NSA	126,752	228,679	274,794	250,000	207,502	205,000
12-00-34846-0000	Carlton Sewer Line EM Links						
12-00-34816-0000	Evans Ranch Trunk Line	54,435	169,768	206,211	180,000	155,714	150,000
12-00-34830-0000	Ranches Pkwy Ext.	217	676	821	750	620	625
12-00-34855-0000	Camp Williams Sewer Line	4,673	14,574	17,697	16,000	13,368	13,000
12-00-37010-0000	Interest Earnings	9	15	25,200	37,200	48,026	45,000
12-00-38152-0000	Due From Sewer Fund						
Total Financing Sources:		571,651	1,017,140	1,307,134	1,103,950	1,246,335	1,211,625

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		377,663	738,155	556,871	988,950	1,131,464	1,176,625
Fund Balance (Deficit)- Beginning:		659,237	1,036,900	1,775,055	2,331,926	2,331,926	3,463,390
Fund Balance (Deficit)- Ending:		1,036,900	1,775,055	2,331,926	3,320,876	3,463,390	4,640,015

Fund 13- Electric Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
13-51-53000-6301	SL6 Silver Lake Main Line Reimbursement						
13-51-53000-6302	SITLA Impact Fee Reimbursment						
13-51-53000-6303	EM Links Reimbursement						
13-61-48100-9153	Due To Electric Fund			0			
13-61-48100-9144	Due To Electric Cap Projects Fund						
13-61-48100-9175	Due To Gas Electric Bond Fund						
Total Financing Uses:		-	-	0	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
13-00-34805-0000	S Revenue Bond Equity Buy-In Pwr						
13-00-34806-0000	N Revenue Bond Equity Buy-In Pwr						
13-00-34825-0000	Future Facilities SSA						
13-00-34844-0000	Silverlake Main Feeder						
13-00-34845-0000	Future Facilities NSA						
13-00-34846-0000	Spring Valley Line Ext EM Links						
13-00-37010-0000	Interest Earnings						
13-00-38153-0000	Due From Electric Fund						
Total Financing Sources:		-	-	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		-	-	(0)	-	-	-
Fund Balance (Deficit)- Beginning:		-	-	-	(0)	(0)	(0)
Fund Balance (Deficit)- Ending:		-	-	(0)	(0)	(0)	(0)

Fund 15 -Parks/Trails Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
15-51-51000-4531	Professional & Technical Services	15,251					
15-51-45100-6000	Bad Debt Expense			3,109			
15-51-51000-6302	SITLA Impact Fee Reimbursement	45,408	61,028	83,468	120,000	142,715	120,000
15-61-48100-9146	Due To General Capital Proj Fund	100,000	1,200,000	640,000			520,000
Total Financing Uses:		160,659	1,261,028	726,577	120,000	142,715	640,000

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
15-00-34825-0000	Future Facilities SSA	45,076	176,105	230,437	180,000	266,006	260,000
15-00-34840-0000	SITLA Equity Buy-In NSA	48,158	64,438	77,990	75,000	57,925	50,000
15-00-34841-0000	SITLA Equity Buy-In SSA	12,870	19,030	23,100	20,000	25,934	25,000
15-00-34845-0000	Future Facilities NSA	167,240	607,230	731,041	650,000	547,172	540,000
15-00-37010-0000	Interest Earnings	0	1	6,213	9,180	11,843	12,000
15-00-38110-0000	Due From General Fund						
	Use of Fund Balance Reserve						
Total Financing Sources:		273,344	866,803	1,068,781	934,180	908,880	887,000

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		112,685	(394,225)	342,205	814,180	766,165	247,000
Fund Balance (Deficit)- Beginning:		504,487	617,172	222,947	565,151	565,151	1,331,316
Use of Fund Balance Reserve:					-		
Fund Balance (Deficit)- Ending:		617,172	222,947	565,151	1,379,331	1,331,316	1,578,316

Fund 16- Public Safety Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
16-61-48100-9110	Due To General Fund (Reimbursement)		91,023				
Total Financing Uses:		-	91,023	-	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
16-00-34805-0000	Equity Buy-In Public Safety SSA						
16-00-34806-0000	Equity Buy-In Public Safety NSA						
16-00-34825-0000	Future Facilities SSA	5,593	6,110				
16-00-34845-0000	Future Facilities NSA	20,906	18,283				
16-00-37010-0000	Interest Earnings		1				
16-00-38110-0000	Due From General Fund Impact Fees						
	Use of Fund Balance Reserve		66,629				
Total Financing Sources:		26,499	24,394	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		26,498	(66,628)	-	-	-	-
Fund Balance (Deficit)- Beginning:		40,131	66,629	0	0	0	0
Use of Fund Balance Reserve:				-			
Fund Balance (Deficit)- Ending:		66,629	0	0	0	0	0

Fund 17- Storm Water Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
17-51-59000-4531	IFFP Update			27,058	10,000	34,000	
17-51-59000-6000	Bad Debt Expense			280			
17-51-59000-6306	EM Property Reimbursement		4,837				
17-51-59000-6310	Developer Impact Fee Reimbursement				15,000	15,000	6,800
17-81-59000-7311	Storm Water Improvements						200,000
17-61-48100-9147	Due To General Fund Capital Projects Fund				75,000	75,000	
17-61-48100-9159	Due To Storm Water Fund						
Total Financing Uses:		-	4,837	27,338	100,000	124,000	206,800

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
17-00-34806-0000	N Revenue Bond Equity Buy-In						
17-00-34820-0000	EMP Property Buy-In	3,364	4,837	6,189	6,000	6,714	6,800
17-00-34825-0000	Future Facilities SSA	32,602	77,451	100,084	80,000	108,587	100,000
17-00-34833-0000	Tickville Wash/Basin Equity Buy-In	36,615	42,923	50,910	45,000	39,918	35,000
17-00-34845-0000	Future Facilities NSA	78,112	91,568	108,608	100,000	85,158	75,000
17-00-37010-0000	Interest Earnings	1,440	2,258	9,237	4,000	15,238	16,000
17-00-38110-0000	Due From General Fund Impact Fees						
Total Financing Sources:		152,133	219,036	275,028	235,000	255,615	232,800

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		147,841	214,200	247,689	135,000	131,615	26,000
Fund Balance (Deficit)- Beginning:		232,398	380,239	594,439	842,129	842,129	973,744
Fund Balance (Deficit)- Ending:		380,239	594,439	842,129	977,129	973,744	999,744

Fund 18- Transportation Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
18-51-44100-4531	Professional & Technical Services		16,957			23,373	
18-51-44100-6000	Bad Debt Expense			1,603			
18-51-44100-6301	SL6 Pony Express Pkwy Reimbursement	97,051		171,440	200,000	249,162	200,000
18-51-44100-6302	SITLA Impact Fee Reimbursement	77,978	104,266	115,276	80,000	119,195	95,000
18-51-44100-6306	EM Property Reimbursement	205,451	273,078				
18-51-44100-6310	Developer Impact Fee Reimbursement		191,745	29,805	725,000	725,000	300,000
18-51-44100-7000	Capital Outlay						
18-61-48100-9146	Due To Capital Projects Fund		550,000		811,000	811,026	
18-61-48100-9179	Due To Debt Service Fund						
18-61-48200-9147	Reimburse Impact Fee Payments						
Total Financing Uses:		380,479	1,136,045	318,124	1,816,000	1,927,756	595,000

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
18-00-34820-0000	EMP Buy-In	205,160	273,429	334,854	375,000	285,425	260,000
18-00-34825-0000	Future Facilities SSA	49,724	70,977	222,121	140,000	280,984	280,000
18-00-34840-0000	Sweetwater Rd Equity Buy-In NSA	54,126	46,748	248			
18-00-34841-0000	ROW & Sweetwater Rd Equity Buy-In SSA	30,752	42,656	52,700	45,000	63,721	60,000
18-00-34844-0000	Pony Express Ext through Silver Lake	108,688	145,040	176,490	200,000	150,438	135,000
18-00-34845-0000	Future Facilities NSA	185,864	243,407	699,046	350,000	622,110	580,000
18-00-34847-0000	Airport Road ROW NSA	15,230	20,031	24,470	26,500	19,055	15,000
18-00-34848-0000	Airport Road ROW SSA	4,092	5,841	7,013	6,500	7,780	7,800
18-00-34849-0000	Airport Road ROW WSA	66					
18-00-34850-0000	Future Facilities Trans WSA						
18-00-37010-0000	Interest Earnings	9	13	7,575	10,500	14,427	15,000
18-00-38110-0000	Due From General Fund Impact Fees						
	Use of Fund Balance Reserve						
Total Financing Sources:		653,709	848,142	1,524,515	1,153,500	1,443,940	1,352,800

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		273,230	(287,904)	1,206,388	(662,500)	(483,816)	757,800
Fund Balance (Deficit)- Beginning:		304,817	578,047	290,144	1,496,532	1,496,532	1,012,716
Use of Fund Balance Reserve:							-
Fund Balance (Deficit)- Ending:		578,047	290,144	1,496,532	834,032	1,012,716	1,770,516

IMPACT FEE FUND CHANGES FROM TENTATIVE (3/15/19 VERSION)

Amount	Account	Detail
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IMPACT FEE FUND CHANGES FROM TENTATIVE (4/16/19 VERSION)

Amount	Account	Detail
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IMPACT FEE FUND CHANGES FROM PRELIMINARY (5/7/19 VERSION)

Amount	Account	Detail
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IMPACT FEE FUND CHANGES FROM PUBLIC HEARING (5/21/19 VERSION)

Amount	Account	Detail
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\$ - Total Changes

City Of Eagle Mountain
Budget Summary- Debt Service Fund
Preliminary Budget Appropriation
Fiscal Year 2020

Expenditures Sources from various Debts:

98-1 SID	\$	0
2013-1 SAA		137,062
2000-1 SID		0
Gas and Electric Revenue Bond		0
Water and Sewer Revenue Bond		0
Road Bond		0
DEQ Bond		0
97-1 SID		240,020
98-3 SID		120,000

Total Debt Service expenditures: 497,082

Revenues:

98-1 SID	0
2013-1 SAA	208,000
2000-1 SID	0
Gas and Electric Revenue Bond	0
Water and Sewer Revenue Bond	0
Road Bond	0
DEQ Bond	0
97-1 SID	300,010
98-3 SID	150,000

Total Revenues \$ 658,010

Total proposed appropriation 658,010

Excess/Deficit Revenues over Appropriation \$ 160,928

*Deficit to come from fund balance

Fund 70: 97-1 SID

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
70-61-48100-9147	Due To Capital Projects						
70-71-47170-4140	Banking Fees		20	20	20	20	20
70-71-47170-8151	Paying Agent Fee						
70-81-70000-6600	Reimbursement of Equity Buy-In	152,368	169,798	209,780	180,000	220,945	240,000
Total Financing Uses:		152,368	169,818	209,800	180,020	220,965	240,020

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
70-00-34851-0000	Equity Buy-In Transportation	149,314	212,248	262,225	215,000	315,904	300,000
70-00-37010-0000	Interest	5	5	6	5	10	10
70-00-37090-0000	Other Revenue						
Total Financing Sources:		149,319	212,253	262,231	215,005	315,914	300,010

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(3,049)	42,435	52,431	34,985	94,949	59,990
Fund Balance (Deficit)- Beginning:		84,906	81,857	124,292	176,723	176,723	271,672
Fund Balance (Deficit)- Ending:		81,857	124,292	176,723	211,708	271,672	331,662

Fund 71: 2005A SID Debt Service Fund

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
71-71-47171-6000	Bad Debt Expense			3,004			
71-71-47171-9110	Admin Charges to General Fund	333,208					
71-71-47171-9110	Due To General Fund						
71-81-71000-4121	Attorney Fees		36				
71-81-71000-6600	Reimbursement of Equity Buy-In	301,351	224,751	342,847	288,000	389,853	
Total Financing Uses:		634,559	224,787	345,851	288,000	389,853	-

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
71-00-34311-0000	Assessments- Collected						
71-00-34855-0000	98-1 SID Equity Buy-In WW	135,487	217,196	146,347		4,210	
71-00-34856-0000	98-1 SID Equity Buy In Trans	122,333	204,174	132,012			
71-00-34857-0000	98-1 SID Equity Buy In SW	15,545	13,350	78			
71-00-34858-0000	98-1 SID Equity Buy In Power						
71-00-34859-0000	98-1 SID Equity Buy In Parks/Trails	10,996	19,140	12,672			
71-00-34865-0000	98-1 SID Equity Buy In Water						
71-00-37010-0000	Interest Income						
71-00-37011-0000	Interest Income- Special Assessments						
71-00-39111-0000	Bond Proceeds				288,000		
	Use of Fund Balance Reserve						
Total Financing Sources:		284,361	453,859	291,109	288,000	4,210	-

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing							
Sources over Financing Uses:							
Fund Balance (Deficit)- Beginning:		(350,198)	229,073	(54,741)	-	(385,643)	-
Use of Fund Balance Reserve:		675,346	325,148	554,221	499,479	499,479	113,836
		-	-	-	(288,000)	-	-
Fund Balance (Deficit)- Ending:		325,148	554,221	499,479	211,479	113,836	113,836

Fund 72: 2013 AA

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
72-71-47172-4140	Banking Fees		1,620	1,620	1,600	1,750	1,750
72-71-47172-8111	Principal	950,000	180,000	155,000	55,000	50,000	55,000
72-71-47172-8121	Interest	85,219	63,006	56,119	54,468	49,812	48,312
72-71-47172-8151	Paying Agent Fees	6,800	5,992	8,033	12,000	12,000	12,000
72-71-47172-9110	Administration Overhead	20,000	20,000			40,000	20,000
72-81-72000-6600	Reimbursement of Bond Proceeds	26,344					
Total Financing Uses:		1,088,363	270,618	220,772	123,068	153,562	137,062

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
72-00-34311-0000	Assessments Collected	958,661	250,663	228,830	200,000	200,000	200,000
72-00-34861-0000	Equity Buy-In						
72-00-34862-0000	Equity Buy-In						
72-00-37010-0000	Interest	1,913	2,654	4,053	3,500	8,050	8,000
72-00-39111-0000	SAA Proceeds						
Total Financing Sources:		960,574	253,316	232,883	203,500	208,050	208,000

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(127,789)	(17,301)	12,111	80,432	54,488	70,938
Fund Balance (Deficit)- Beginning:		424,988	297,199	279,898	292,009	292,009	346,497
Fund Balance (Deficit)- Ending:		297,199	279,898	292,009	372,441	346,497	417,435

Fund 73: 98-3 SID

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
73-71-47173-4140	Banking Fees		20	20	20	20	
73-71-47173-8111	Principal						
73-71-47173-8121	Interest						
73-81-73000-6600	Reimbursement of Equity Buy-In	76,293	85,715	110,228	95,000	119,126	120,000
Total Financing Uses:		76,293	85,735	110,248	95,020	119,146	120,000

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
73-00-34311-0000	Assessments Collected						
73-00-34861-0000	Equity Buy-In Transportation	62,194	88,408	109,225	85,000	131,584	120,000
73-00-34862-0000	Equity Buy-In Storm Water	13,108	18,735	28,560	20,000	35,032	30,000
73-00-37010-0000	Interest	17	17	18		30	
73-00-38146-0000	Due From Road Cap Project Fund						
Total Financing Sources:		75,319	107,160	137,803	105,000	166,646	150,000

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(974)	21,425	27,555	9,980	47,500	30,000
Fund Balance (Deficit)- Beginning:		48,236	47,262	68,687	96,242	96,242	143,742
Fund Balance (Deficit)- Ending:		47,262	68,687	96,242	106,222	143,742	173,742

Fund 74: 2000-1 SID Debt Service Fund

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
74-71-47174-9110	Due To General Fund						
74-61-48100-9146	Due To Road Cap Project Fund						
74-71-47174-4140	Banking Fees		40	40			
74-71-47174-6000	Bad Debt Expense			6,576			
74-71-47174-8111	Principal	867,000					
74-71-47174-8121	Interest	17,253	(57)				
74-71-47174-8151	Paying Agent Fee	44,763	18,153	2,510			
74-71-47174-8152	Other Bond Expense						
74-71-47174-8158	Bond Call Premium						
74-71-47174-9110	Admin Charges to Gen. Fund	30,000	30,000			60,000	
74-81-74000-4121	Attorney Fees	3,737	3,222	6,138			
74-81-74000-4174	Other Bond Expense						
74-81-74000-5001	Misc. - Expenses		3				
74-81-74000-6600	Reimbursement of Equity Buy-in	206,489	235,473	162,216	150,000	277,570	
Total Financing Uses:		1,169,243	286,834	177,480	150,000	337,570	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
74-00-34311-0000	Assessments- Collected	896,607	48,714	27,820		5,525	
74-00-34312-0000	Assessments- Coverage	67,192	8,264	1,900			
74-00-34865-0000	2000-1 SID Equity Buy In Water						
74-00-34866-0000	2000-1 Equity Buy In Transportation	312,696	387,600	1,938			
74-00-34867-0000	2000-1 Equity Buy In Parks & Trails	98,704	191,649	129,752		331	
74-00-37010-0000	Interest Earning	3,881	4,870	7,231		11,900	
74-00-39111-0000	Bond Proceeds						
	Use of Fund Balance Reserve				150,000		
Total Financing Sources:		1,379,080	641,097	168,642	150,000	17,756	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		209,837	354,262	(8,837)	-	(319,814)	-
Fund Balance (Deficit)- Beginning:		44,587	254,424	608,687	599,849	599,849	280,035
Use of Fund Balance Reserve:		-	-	-	(150,000)	-	-
Fund Balance (Deficit)- Ending:		254,424	608,687	599,849	449,849	280,035	280,035

Fund 75- Gas & Electric Bond Debt Service

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
75-71-47175-8111	Principal Series 2005						
75-71-47175-8121	Interest Series 2005						
75-71-47175-8111	Principal Series 2011						
75-71-47175-8121	Interest Series 2011						
75-71-47175-8151	Paying Agent Fee						
75-71-47175-8155	Letter of Credit Fee						
75-71-47175-8156	Remarketing Fee						
75-00-39111-0000	Bond COI						
Total Financing Uses:		-	-	-	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
75-00-37010-0000	Interest Earnings						
75-00-38113-0000	Due From Electric Impact Fee						
75-00-38153-0000	Due From Electric Fund						
75-00-38155-0000	Due From Gas Fund						
75-00-39000-0000	Bond Proceeds-Capitalized Interest						
75-00-39111-0000	Bond Proceeds						
Total Financing Sources:		-	-	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:							
Fund Balance (Deficit)- Beginning:							
Fund Balance (Deficit)- Ending:		-	-	-	-	-	-

Fund 76- Water & Sewer Bond Debt Service

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
76-71-47176-8111 Principal						
76-71-47176-8112 DEQ Principal						
76-71-47176-8121 Interest						
76-71-47176-8122 DEQ Interest						
76-71-47176-8151 Paying Agent Fee						
Total Financing Uses:	-	-	-	-	-	-

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
76-00-37010-0000 Interest						
76-00-38112-0000 Due From WW Impact Fee Fund						
76-00-38151-0000 Due From Water Fund						
76-00-38152-0000 Due From Sewer Fund						
76-00-39000-0000 Bond Proceeds-Capitalized Interest						
Total Financing Sources:	-	-	-	-	-	-

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:						
Fund Balance (Deficit)- Beginning:						
Fund Balance (Deficit)- Ending:	-	-	-	-	-	-

Fund 76: DEQ Loan

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
76-71-47176-8112	Principal						
76-71-47176-8122	Interest						
Total Financing Uses:		-	-	-	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
76-00-38152-0000	Due From Sewer Fund						
Total Financing Sources:		-	-	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:							
Fund Balance (Deficit)- Beginning:							
Fund Balance (Deficit)- Ending:		-	-	-	-	-	-

Fund 79- Road Bond

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
79-00-47179-8111	Principal						
79-00-47179-8121	Interest						
79-00-47179-8151	Paying Agent Fee						
Total Financing Uses:		-	-	-	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
79-00-38100-0000	Due From General Fund- Streets			(339)			
79-00-38118-0000	Due From Trans. Imp. Fees						
Total Financing Sources:		-	-	(339)	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		-	-	(339)	-	-	-
Fund Balance (Deficit)- Beginning:		-	-	-	(339)	(339)	(339)
Fund Balance (Deficit)- Ending:		-	-	(339)	(339)	(339)	(339)

RESOLUTION NO. R- -2018

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
ADOPTING THE EAGLE MOUNTAIN CITY TENTATIVE BUDGET FOR
FISCAL YEAR 2019-2020 AND SETTING A PUBLIC HEARING
FOR ADOPTION OF THE FINAL BUDGET**

WHEREAS, on May 7, 2019, the Finance Director submitted a tentative budget to the City Council; and

WHEREAS, the City Council desires to adopt the tentative budget as required by State law; and

WHEREAS, the City Council desires to make the budget available for public review and comment at least ten days prior to the public hearing; and

WHEREAS, the City Council desires to set a public hearing for May 21, 2019, at 7:00 p.m. to receive additional public input on the budget; and

WHEREAS, the City Council desires to adopt the final budget on June 18, 2019;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah, as follows:

1. The City Council hereby adopts the tentative budget attached as Exhibit A.
2. The City Council will hereby conduct a public hearing to review the final budget for fiscal year 2019-2020 on May 21, 2019, at 7:00 p.m.
3. The City Council plans to adopt the final budget for fiscal year 2019-2020 on June 18, 2019.

PASSED AND APPROVED this 7th day of May, 2019

EAGLE MOUNTAIN CITY

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 16.35 Development Standards for Required Public Facilities.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

On April 9th the Planning Commission held a public hearing for this item. There were no public comments. The Commissioners were assured that approval of park amenities is discretionary, and the City Council could require a larger restroom if warranted for specific parks. They voted to recommend approval as proposed to the City Council (4-0, one absent).

PREPARED BY:

Steve Mumford,
Planning

RECOMMENDATION:

BACKGROUND:

A recent review of Table 16.35.130(c) by the City Parks and Recreation Director has led us to believe that not enough amenity points are being assigned to restrooms. The City has installed 2-stall 190-square foot restrooms in several parks in the last couple of years; the cost of these restrooms, with installation of utilities, is approximately \$50,000 - \$65,000. The current amenities table assigns 100 points to a 600 square-foot restroom. The cost of a 600-square foot restroom is approximately \$150,000 - \$200,000. A majority of the amenity points have been calculated based upon \$500/point. We recommend assigning 100 points to a 2-stall restroom and 80 points per 2 additional stalls.

Attachments:

[Draft Code - Amenities Table](#)

[ORD--Code Amendments for Park Standards](#)

[04.09.19 PC Minutes - Approved](#)

[04.23.2019 PC Minutes - DRAFT](#)

Table 16.35.130(c) Park and Improved Open Space Elements

Park Feature/Improvement	Points
Bench/picnic table (w/ shade structure or trees)	2
Bicycle rack (4+ bikes)	2
Trees (5)	2
Shade structure	4
Drinking fountain	5
Asphalt or concrete trails – 8 ft. wide, excluding sidewalks along streets (per 100 linear feet)	6
Parking* (5 stalls)	6
Swings (4+ swings)	7
Concrete basketball court (1/2)	20
Pavilion w/ tables, garbage receptacles, barbeques (per 100 sq. ft.)	4
Playground equipment* per \$1,000	2
Splash pad* per \$1,000	2
Tennis court (6,600 sq. ft. or 55' x 120')	100
Sports court (6,600 sq. ft. or 55' x 120')	100
Restroom (min. 190 sq. ft. & 2 stalls) (80 points per additional 2 stalls) (600+ sq. ft.)	100
Restroom (2 Stalls on each side) 1,200+ sq. ft.)	200
Public art*	Varies
Other developer-proposed improvement	Varies

ORDINANCE NO. O- -2011

**AN ORDINANCE OF EAGLE MOUNTAIN CITY
AMENDING CHAPTER 16 OF THE EAGLE MOUNTAIN
MUNICIPAL CODE FOR PARK STANDARDS**

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to amend Chapter 16.35.130 of the Eagle Mountain Municipal Code as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required public hearings have been held and all legal requirements have been met to amend Chapter 16.35.130 of the Eagle Mountain Municipal Code, attached to this Ordinance as Exhibit A.
2. Chapter 16.35.130 of the Eagle Mountain Code is hereby amended as set forth more specifically on Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of May, 2019.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 9, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. – EAGLE MOUNTAIN CITY PLANNING Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray. Commissioner Everett was excused at 8:08 p.m.

ELECTED OFFICIALS PRESENT: Councilmembers Stephanie Gricius, Colby Curtis, and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; Jeremy Cook, City Attorney; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:30 p.m.

ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Commissioner Everett moved to adjourn into a closed executive session for the purpose of discussing reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, Jared Gray. The motion passed with a unanimous vote.*

The meeting was adjourned at 5:31 p.m.

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the meeting to order at 7:02 p.m.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

3.A. March 26, 2019 Planning Commission Meeting Minutes

MOTION: *Commissioner Wood moved to approve the March 26, 2019 Planning Commission meeting minutes. Commissioner Wright seconded the motion.*

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Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, Jared Gray. The motion passed with a unanimous vote.

4. Action and Advisory Items

4.A. Eagle Heights Village Conditional Use Permit

Planner Tayler Jensen explained the Eagle Heights Village conditional use permit was approved by the Planning Commission on March 12, 2019. The applicant appealed the condition imposed by the Planning Commission to the City Council. The City Council remanded the item back to the Planning Commission.

MOTION: *Commissioner Wood moved to table the Eagle Heights Village conditional use permit with instructions for staff to explore findings of fact and conclusions of law. Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, Jared Gray. The motion passed with a unanimous vote.*

4.B. Agriculture and Definitions Development Code Amendment, Public Hearing

Mr. Jensen presented the applicant-proposed Municipal Code amendment. The applicant is proposing to add "Equine Assisted Therapy Center" to the Code's definition chapter. The proposed definition is, "A facility that offers therapeutic equestrian riding, clinical therapy services, equine-assisted services, and equine-facilitated therapeutic services." The applicant is proposing this use be added as a conditional use in the Agriculture zone.

Applicant Marley Juarez explained her desire to open an equine-assisted pediatric therapy clinic at a facility on Wride Memorial Highway. They plan to offer therapeutic riding, and equine-assisted physical, occupational, speech and psychotherapy. They will also offer clinical therapeutic activities.

Commissioner Gray asked how many stalls on the property would be leased out. Ms. Juarez said there are currently seventeen stalls on site and the property has been used as a boarding and training facility for the last several years. They will likely add a few more stalls and some of those stalls will be leased by able-bodied riders. They will offer an able-bodied riding academy alongside the therapeutic riding.

Mr. Jensen explained if the amendment is approved, the applicant will apply for a site plan and conditional use permit. Details surrounding the specific site can be discussed at that time.

Commissioner Gray asked where the applicant's potential therapy site is located. Ms. Juarez said it is near Cedar Fort and the property is currently owned by Lee Brown.

Commissioner Wright asked who would be served at the applicant's therapy site, and Commissioner Wood asked if the program will be similar to Hoofbeats to Healing in Saratoga Springs. Ms. Juarez said it will serve those under 21 years of age. Hoofbeats to Healing offers therapeutic riding, but does not offer physical, occupational or speech therapy, and none of their sessions are run by a professional therapist. She explained their

sessions will be supervised and ran by a licensed therapist, and a certified therapeutic riding instructor will be present at all therapeutic riding sessions. Their sessions will be research-based and more clinical than a basic therapeutic ride.

Commissioner Wright asked why the amendment is necessary as the Municipal Code currently has definitions for commercial riding arenas and equestrian centers. Mr. Jensen explained the applicant would like to add classrooms and office settings alongside the riding, which requires an amendment to Municipal Code.

Commissioner Gray confirmed with the applicant the design presented in the Planning Commission's packet is a future plan, and the buildings noted do not currently exist. Ms. Juarez said the intent is add one mobile building with office space, and the building design will be congruent with other structures in the Agriculture zone; they will not build a large glass office structure.

Commissioner Wright asked what the amendment will allow residents to do that is not currently permitted through the equestrian center definition. Mr. Jensen explained the equestrian center's definition is not highly detailed in what is allowed within that use. Some uses allowed are riding, roping, and shooting events. The proposed definition allows therapeutic riding and clinical therapy sessions. He reiterated that each property will need to obtain a conditional use permit and the specific details of each property will be determined during that process. Ms. Juarez said adding horse riding to the therapy sessions causes them to be outside of uses currently defined in Municipal Code.

Commissioner Gray asked how the amendment applies to the home-based business requirements, and if the business will be required to limit employees. Mr. Jensen said there is not a residence on the property, and the center will not be a home-based business.

Discussion ensued regarding specific details of Ms. Juarez's property. Mr. Jensen clarified that the Municipal Code amendment applies to the City as a whole, and advised the Planning Commission to review the amendment regarding the appropriateness of this use in the Agriculture zone, instead of considering only Ms. Juarez's site.

Community Development Director Steve Mumford stated sites that request this use will be required to go through the conditional use permit process, and conditions can be placed to mitigate concerns such as traffic and employees.

Commissioner Gray confirmed with City staff that Mr. Brown had installed a road around his property. Discussion ensued regarding access to Ms. Juarez's site.

Commissioner Everett opened the public hearing at 7:17 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked City Attorney Jeremy Cook about the appropriateness of adding additional conditional uses in Municipal Code, as the Utah League of Cities and Towns discourages creating more conditional uses. Mr. Cook explained conditional uses are harder to defend against and are more likely to be approved. He said additional conditional uses should be uses that will be generally allowed. Commissioner Wood asked

if sites can be reviewed on a case-by-case basis for approval instead of adding another conditional use.

Mr. Jensen clarified that anything not specifically allowed in Municipal Code is prohibited; therefore, approving this use without the amendment would be difficult. Mr. Cook confirmed that adding this use as a conditional use is the best option.

Commissioner Everett said the Planning Commission's communicated desire is to have a rural feel to the City, and denying the amendment would go against that understanding. He stated quality services such as these are desirable and benefit the City.

Commissioner Gray confirmed that the conditional use only applies to the Agriculture zone, and is not being added to the residential zone.

MOTION: *Commissioner Wood moved to recommend approval to the City Council the Agriculture (17.20.050) and Definitions (17.10.030) Municipal Code amendments. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, Jared Gray. The motion passed with a unanimous vote.*

4.C. Concept Plan (16.15) Development Code Amendment, Public Hearing

Mr. Jensen said the staff-proposed amendment clarifies in Municipal Code that applicants have the option to bring concept plans to the City Council.

Commissioner Everett opened the public hearing at 7:24 p.m. As there were no comments, he closed the hearing.

Commissioner Everett asked if the amendment allows applicants to bypass the Planning Commission and present concept plans directly to the City Council. He stated it is helpful for the Planning Commission to see concept plans to provide feedback to applicants. It would be detrimental for concept plans to bypass the Planning Commission.

Mr. Mumford said staff did not consider that possibility, but it is staff's intent that concept plans are presented to the Planning Commission before being presented to the City Council; this amendment would not remove the Planning Commission from the concept plan process. He recommended the Planning Commission add language or direct staff to add that language in the motion.

Commissioner Wood asked if the amendment should clarify that applicants are not to rely on staff comments, and staff comments are not binding. Mr. Jensen said that is already included in the Municipal Code, and clarified staff is not a land use authority. Commissioner Wood said he is aware of that and stated it needs to be reiterated in the amendment. Commissioner Everett asked that the updated amendment language be reviewed by the Planning Commission before being presented to the City Council. Mr. Mumford said staff will verify the updated language with the Commissioners before the item goes to City Council.

MOTION: *Commissioner Gray moved to recommend approval to the City Council the Concept Plan (16.15) Municipal Code amendment, with the following conditions:*

- 1. Section 16.15.020 shall state that concept plans must be presented to the Planning Commission before being presented to the City Council; and*
- 2. Section 16.15.050 shall state that no binding agreements come from staff's concept plan review.*

Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, Jared Gray. The motion passed with a unanimous vote.

4.D. Residential Zone & Residential Zone Bonus Density Entitlements Development Code Amendment

Mr. Mumford said the Residential Zone amendment has been discussed in multiple previous Planning Commission meetings, and changes have been implemented based on the Planning Commission's feedback. He said changes such as increasing the lot size in the Neighborhood Residential 1 (NR1) zone, decreasing density in the Neighborhood Residential 3 zone, and increasing side setbacks in multiple zones have been made.

Mr. Mumford explained the intent of the amendment is to implement the Future Land Use Map portion of the General Plan. Staff has created six residential zones, as well as a land use table listing permitted, conditional, special and prohibited uses for each zone. He explained once this amendment is approved by the City Council and codified, property owners will need to obtain a rezone to develop. If a property owner wanted to build townhomes under eight units per acre, the property would need to be rezoned to the Neighborhood Residential 2 (NR2) zone; multifamily projects are no longer conditional uses that must be approved as long as conditions can be imposed that mitigate impacts. This gives the Planning Commission and City Council more discretion in best planning for the City.

Mr. Mumford said the amendment eliminates Chapter 17.30, the bonus density entitlements chapter, as those are now included in Chapter 17.25; the bonus density system is still in place within each zone. In the NR2 zone, a developer can develop less than eight units per acre. If they develop at this lower density, they would not have as many requirements, similar to how the bonus density system currently works. Many provisions in the current bonus density system are included as generally applicable provisions in the amendment.

Mr. Mumford stated Mr. Cook recently performed a legal review of the amendment and provided recommended changes to staff. Most of the changes are minor, and some sections need to include more defined criteria to create a better legally defensible position. Staff is comfortable moving forward, but if the Planning Commission feels there are enough changes that need to be made, the item can be tabled and brought back to a future Planning Commission meeting.

Commissioner Gray asked if future applicants will be required to use this version of Municipal Code if the Planning Commission recommends approval of the amendment to

the City Council. Mr. Mumford explained having this item on the agenda informs developers that the amendment is in process and this version will apply. Mr. Cook said having the item on the agenda qualifies as having initiated the process. Development applications submitted from this point will be subject to the amended ordinance.

Commissioner Everett opened the public hearing at 7:39 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked why staff wants to continue utilizing the bonus density, as it is a loophole that the Planning Commission and City Council continually fight. He stated the individual zones should designate minimum standards instead of coercing applicants to provide amenities if they want higher density. Mr. Mumford explained an important reason for its use is to require open space and amenities within developments. There is an argument that states if there is not a bonus density system in place that allows developers to develop at a lower density, the City would need to require impact fees instead of requiring the developers to install parks. Most cities in the state do not require parks or open space in their developments.

Commissioner Wood said with the City's limited tax revenue, it may not be wise to require parks in all subdivisions as the City does not have the funds to maintain existing open space areas. Mr. Mumford explained quality of life is improved when parks are within walking distance. Some cities have extremely high park impact fees and only have regional parks; they do not have pocket parks tied in with a trails system. Commissioner Wood asked if trails can be required without the bonus density system in place. Mr. Mumford said he believes the City can still require trails based on transportation needs.

Commissioner Wood said recent applications have come to the City in which the City determined pocket parks were not appropriate and required a fee-in-lieu to go towards regional parks. He asked if the City has performed an analysis to determine what park maintenance will cost and if it is appropriate for the City to spend funds on park maintenance. Mr. Mumford said the Parks and Recreation Director has that information and the City has a contract with a landscape/park maintenance company. The City has a budget in place for updating and maintaining park equipment, and it is the City Council's responsibility to determine if funding park maintenance is an appropriate use of taxes.

Mr. Mumford said the most feasible option other than requiring developers to install parks is to update the parks and open space impact fees, but the City can only charge an impact fee amount based on the existing level of service provided. The City can improve parks with its own funds, such as was done with Cory Wride Memorial Park, to increase the existing level of service. With this option, the City would need to purchase land for parks, instead of developers deeding property to the City.

Commissioner Wood stated the updated Municipal Code should be specific in the types of uses the City will require. Instead of requiring averages of lot sizes, the Code should state a specific number of lots be specific sizes and prohibit streets from containing only one lot size. He said the intent of the individual zones should be stated in the Code and the Code needs to close loopholes.

Commissioner Wood stated the Foothill Residential (FR) zone should have a minimum lot size of 0.33-acre, as the homes built on 0.25-acre lots will be inferior. He stated the developers will only build 0.25-acre lots if allowed to do so in the Code. Commissioner Wright explained that for every 0.25-acre lot planned, the developer must add a 0.75-acre lot to meet the average required in the Code.

Commissioner Wood said he would like the amendment to require variations in number of stories, two- versus three-car garages, and number of elevations. He said subdivisions do not look good if the homes are all the same. He would also like the amendment to require different setbacks for each lot size.

Mr. Mumford explained the setbacks are addressed in the amendment presented in the Commissioners' packets. The FR side setback was increased to eight feet and ten feet on the garage side. The Rural Residential 2 zone side setbacks were increased from twelve and eighteen feet to fifteen feet on both sides.

Commissioner Wood asked what the minimum and maximum lot sizes are in the NR1 and NR2 zones. Mr. Mumford said there are not maximum lot sizes; the minimum lot size in NR1 was increased to 6,500 square feet with a required average of 8,000 square feet; 25% of the lots must be at least 0.25 acres. Commissioner Wood said side setbacks need to be increased in this zone and requested they be increased to seven feet and ten feet on the garage size.

Mr. Mumford said the side setbacks were increased based on the Planning Commission's feedback; staff does not want to prohibit third car garages due to lot frontages and setbacks. He explained the original amendment required 20% of the lots to have frontages of at least 62 feet, and staff increased that requirement to 25% at the request of the Planning Commission. Commissioner Wood said it should be increased to 30% or 35%.

Mr. Mumford explained the larger the side setback, the smaller the homes will be. Commissioner Wood said the side setbacks need to be appropriate for the size of the home and the size of the lot. Homes should not be built to the edge of lots. He stated this is happening in Oak Hollow and Evans Ranch and the City can do better.

Commissioner Wood asked that garages be required to be larger than 20 feet by 20 feet. He said the City has many young children and larger vehicles cannot park in that size of garage; they are parked on the street. It is easier to require a larger garage than it is to require wider streets. Mr. Mumford explained staff reviewed other cities' codes and researched what developers are currently building in other cities. They did not find a city that required garages larger than 20 feet by 20 feet. Mr. Jensen said many cities have a smaller garage requirement than Eagle Mountain's standard. Mr. Mumford explained driveways for single-family homes are required to be 22 feet long, so vehicles can be parked in driveways.

Commissioner Wood said minimum architectural design standards are only required on front elevations and stated the standards should include requirements for the side and rear elevations, as well. He said he wants to avoid the types of poor products that exist at the entrance to the City.

Commissioner Gray asked if Municipal Code addresses rear elevations along major roadways. Mr. Mumford explained master development agreements address those issues.

Discussion ensued regarding design standards and masonry building products. Commissioner Wood said all-stucco homes are not attractive, and the minimum standards need to be increased. He asked that single-family home design standards be addressed.

Commissioner Wood said if an average slope of a lot is over 25%, it is unbuildable. He expressed frustration that developers can grade portions of 25% slopes on lots with an average under 25%. Mr. Mumford explained the amendment will direct developers to the hillside ordinance, where this can be addressed.

Commissioner Wood asked that the garage standards be improved and said if stairs are present in a twenty-foot by twenty-foot garage, vehicles cannot park inside. Commissioner Gray stated he has never parked his vehicle in his garage. He said the market will determine what is built, and asked if the Planning Commission is regulating too much if they require larger garages. Mr. Cook said it is a building standard and if the Planning Commission feels it is an important issue, they can address it. Commissioner Gray expressed concerns that they may be adding too many restrictions to lots. Commissioner Wood said this standard will encourage builders to develop larger lots, as there are enough smaller lots in the City.

Commissioner Wright stated he likes the variation of lot sizes listed in the amendment. He said changes have been made according Commissioner Wood's previous feedback and asked if the additional changes go too far. Commissioner Wood said increasing setbacks in the NR1 zone will cause developers to plan better. He said he does not want the City to be developed like West Jordan.

Mr. Mumford said staff did a great amount of research and the proposed amendment provides much more variety than currently exists. He said the statement in the amendment that notes "lot size variety is required" can be clarified. Commissioner Wood said he does not want to repeat past decisions.

Commissioner Wright said the five-foot and ten-foot setbacks are too small and asked for seven-foot and ten-foot setbacks with a minimum 57-foot frontage. Commissioner Wood asked if NR1 could be split into two zones.

Mr. Mumford said only allowing large lots can cause the City to miss out on great products and projects. He said if the Planning Commission wants larger lots, they can increase the minimum lot sizes, but his understanding from previous meetings was the Planning Commission's desire was lot size variety, which this proposed amendment ensures.

Commissioner Wood asked if the City can afford to bring the number of people in as will come with small lots. Mr. Mumford explained that higher density pays for services as larger lots do not cover as much as small lots. If a better tax base is the Commission's desire, multifamily projects will provide that more than large single-family home lots.

Commissioner Gray confirmed lot size variety is the Planning Commission's desire but stated the need for balance in large and small lots. He said there is a need for high density,

but the City needs move-up or estate lots. The minimum lot size should be increased, or another residential zone should be added.

Mr. Mumford said staff performed an analysis and there is not a correlation between lot size and move-up home purchases. Larger lots are not necessarily where residents move when moving up.

Commissioner Wood asked if developments are required to have a minimum of five elevations in all residential zones. Mr. Mumford said that was changed from three elevations to five elevations in NR1 and NR2. Townhomes and multifamily projects must comply with the multifamily design standards, which include more stringent requirements.

Discussion ensued regarding number of units per building in multifamily projects in The Ranches. Mr. Mumford said NR2 only allows condos and townhomes. NR3 allows stacked townhomes. Commissioner Wood said he wanted the amendment to dictate how many units are allowed per building.

Commissioner Gray said the proposed amendment ensures variance but not balance between small and large lots. Commissioner Wright said staff has done a great job in preparing the amendment. He said the General Plan contains a lot of NR1 and asked what changes could be made to provide Commissioner Gray's version of balance.

Discussion ensued regarding possible overlay zones or creating an additional residential zone that fits within the NR1 areas on the General Plan. Commissioner Wood suggested renaming the proposed residential zones, so they are no longer the same as the general plan designations.

Commissioner Wright stated he believes the item should be tabled and asked if a temporary restriction can be placed on future projects until the amendment is approved by the City Council. He expressed concern that the amendment may not be approved in a short amount of time and asked if the Planning Commission can recommend to the City Council that a moratorium be placed on development.

Mr. Cook explained any property in expiring master development agreements is subject to the General Plan. He said moratoriums are generally unpopular, and would be in this case as the City is growing quickly.

Mr. Mumford said the length of time will depend on the severity of the changes the Planning Commission requests. Small changes can be brought back to the Planning Commission in two weeks.

Commissioner Gray asked if the Commission can send the amendment to the City Council and direct staff to make changes. Commissioner Wood said the changes may not be made.

Commissioner Gray asked that the amendment include reasoning as to why changes were or were not made when it is brought back to the Commission.

MOTION: *Commissioner Wood moved to table the Residential Zone and Residential Zone Bonus Density Entitlements Development Code amendment and*

directed staff to implement as many changes discussed as possible. Commissioner Wright seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, Rich Wood, Jared Gray. The motion passed with a unanimous vote.

4.E. Development Standards for Required Public Facilities Development Code Amendment, Public Hearing

Mr. Mumford explained this was addressed with City Council in the past, and the Parks and Recreation Director and Planning Department discussed this previously. The City was awarding developers 100 amenity points for 600-square foot restrooms, but the City was installing 190-square foot restrooms which cost approximately \$50,000. The consensus from City Council is that to be fair to developers, it is reasonable to change the Municipal Code to allow developers to build restrooms similar to what the City installs.

Commissioner Wood asked if the City can require larger restroom facilities. Mr. Mumford explained all proposals are discretionary and the Planning Commission and City Council can determine if larger restrooms are warranted. The awarded amenity points are based partially on construction costs and this amendment allows restroom amenity points to be more in line with other amenity point standards.

Commissioner Wood asked if the City can require larger restrooms in regional parks. Mr. Mumford said there is discretion in that situation.

Commissioner Wood opened the public hearing at 8:56 p.m. As there were no comments, he closed the hearing.

Commissioner Gray asked if the Municipal Code prevents a developer from installing a restroom in a less desirable location such as a pocket park. Mr. Mumford said there is discretion in that situation, as well. Earlier in this Municipal Code section, it allows developers to propose park amenities, but states what is typically provided in neighborhood parks.

MOTION: *Commissioner Wright moved to recommend approval to the City Council the staff-proposed Municipal Code amendment to chapter 16.35 Development Standards for Required Public Facilities, specifically 16.35.105 Park and Improved Open Space Requirements (Table 16.35.130 (c)). Commissioner Gray seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, Rich Wood, Jared Gray. The motion passed with a unanimous vote.*

5) Next scheduled meeting

6) Adjournment

MOTION: *Commissioner Gray moved to adjourn the meeting at 9:01 p.m. Commissioner Anderson seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, Rich Wood, Jared Gray. The motion passed with a unanimous vote.*

Approved by the Planning Commission on April 23, 2019.


Steve Mumford
Community Development Director

Planning Commission Minutes – NOT APPROVED

April 23, 2019, 5:30 p.m.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray.

ELECTED OFFICIALS PRESENT: Councilmembers Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:32 p.m.

Adjourn to a Closed Executive Session

MOTION: *Commissioner Everett moved to adjourn into a closed executive session for the purpose of discussing reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Commissioner Wood seconded the motion. Those voting aye: DeLin Anderson, Rich Wood, Matthew Everett, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

The meeting was adjourned at 5:33 p.m.

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the meeting to order at 6:09 p.m.

1. Discussion Item

1.A. Residential Zone & Residential Zone Bonus Density Entitlements Development Code Amendment

This item was discussed after item 5.D.

Commissioner Wood stated he has talked with the Planning Commissioners and City Councilmembers and the majority feel that even with staff's changes, the zones need further amendments. The following are Commissioner Wood's requested changes:

- The nomenclature of the zones needs to be changed as to differ from the General Plan Future Land Use Map;
- The orange colors need to be changed on the Future Land Use map as they are difficult to distinguish one from the other;
- Neighborhood Residential 1 needs to be expanded to three separate zones. The three zones will limit lot sizes to 6,500 square feet to 8,500 square feet, 8,501 square feet to 10,000 square feet, and 10,001 square feet to 14,500 square feet. The last

zone noted is more appropriate in Neighborhood Residential 2, but there is not much land designated as such in the General Plan;

- Neighborhood Residential 2 needs to be split into two zones;
- Neighborhood Residential 3 needs to be split into four zones: Cottage lots in one zone, Multifamily 1 will include twin homes up to 6 dwelling units per acre, Multifamily 2 up to 12 dwelling units per acre, and Multifamily 3 includes condos, not to exceed 20 dwelling units per acre, even though the current draft notes higher density allowances; and
- Add a third Rural Residential zone: RR1 should be 0.5 to 1.5 acres, RR2 1.51 to 4.99 acres, and RR3 5+ acres.

Commissioner Wood said Euclidian zone are better than what staff has presented, and developers are more familiar with those types of zones. The City also needs to designate where multifamily projects go. He said he looked into six different city codes and they are in line with his recommendations. The Municipal Code needs to dictate how many units are allowed in each building, because the product looks awful when more than twelve units are in a building.

Planner Tayler Jensen explained the number of units per building is dictated through the connectivity code. For example, in Tier III developments, a road connection is required every 600 or 900 feet.

Commissioner Wood said the product at Scenic Mountain is different than the units behind Ridley's, those in Mount Airey, and those in Rock Creek. He said the zones need to be separated to not allow an inferior product to be built next to an upper-end product.

Commissioner Wood asked what a cottage lot is. Mr. Jensen said cottage lots are currently defined as cluster homes in the Municipal Code. They are detached homes that are generally located on a small lot near other detached cluster homes and common open space exists between the homes. He explained the single-family detached homes in SilverLake near the townhomes are a good example of cluster homes, as are the homes in Evans Ranch Plat K.

Commissioner Wood said his changes give greater prescriptive ability to determine what types of products are in specific areas of the City. These changes will alleviate the City Council's concerns, as they are not in favor of the current draft. The changes need to be made in order to move forward.

Commissioner Wood requested a work session with the City Council with the General Plan and topography maps in order to draw out the zone map. This needs to be done to determine the zones within each General Plan designation.

Mr. Hadley explained the zoning map is mostly agriculture, as development has not happened. The Planning Commission and City Council cannot rezone private properties. The proper time to rezone is when a rezone is approved by the City Council. A developer

will be able to propose any of the zones that fit within the designations on the Future Land Use Map; once the rezone is approved, the zone map is updated.

Commissioner Wood said the Future Land Use Map needs to be changed. There is not an existing map that gives the direction the City wants. They are allowing the developers to choose what they are building. Mr. Hadley explained the map was recently updated. Staff, the City Council, the Planning Commission and City residents worked on the General Plan for two years. Commissioner Wood stated he knows that, but the Planning Commission and the City Council do not like the Future Land Use Map; they just approved it to move forward because they were not given any other option.

Mr. Jensen explained the appropriate venue for the current discussion is meeting with the Commissioners in person or communicating over the phone or via email.

Commissioner Gray asked how the City can make developers select a lower density zone than is allowed in the Future Land Use Map designations. Mr. Hadley said the developers can pick the appropriate zone for their projects, as long as the proposal aligns with the Future Land Use Map designation.

Mr. Jensen explained to the Commissioners that the cost to developers increases in line with density increases. Staff often sees developers reduce density in the planning stages to avoid installing required amenities such as swimming pools. The proposed zones offer balance that encourages a variety of lot sizes within the zones. Euclidian zones are present in many municipalities, but that structure eliminates lot size variety.

Commissioner Wood said the proposed zones influence the developers to increase density, which the City does not want. Commissioner Gray said instead of changing the Future Land Use Map, the requirements can be doubled in higher density projects.

Mr. Jensen explained staff understands the desire to limit density. The previous General Plan allowed up to twenty-two units per acre in the residential designation. The new map limits that to four units per acre, without a rezone. Commissioner Gray asked if that could be reduced to two units per acre.

Mr. Jensen explained zoning is a legislative decision. If a developer wishes to rezone a property, the application is presented to the Planning Commission and City Council. Those bodies have much latitude in approving rezones. He stated one of the applicants on the agenda at this meeting has applied for multiple rezones and has been denied. The proposed amendment allows the General Plan to be flexible over thirty years and guards against economic changes.

Mr. Jensen said Euclidian zoning creates developments with one size of lot, and takes flexibility away from the City to provide a variety of projects. Commissioner Wood said it only takes flexibility away from developers. He stated the amendment needs to remove the bonus density system which allows developers to build at high densities.

Mr. Hadley explained that the bonus density system has been included in the new zones, as it allows the City to require parks and open space amenities. Commissioner Wood said the City needs to research how the park maintenance will be funded. He said the City will not have the money to maintain pocket parks in every subdivision. Mr. Jensen explained that the City only takes over parks that are at least two acres, and does not maintain pocket parks. The City Council has adopted a Parks and Open Space Master Plan that requires parks in subdivisions.

Commissioner Wood said The Ranches Master HOA is now defunct and the City has to maintain those parks. He said most people in HOAs in the City believe their HOAs are likely to follow the same path at The Ranches Master HOA.

Commissioner Wright said he understands Commissioner Wood's and Commissioner Gray's concerns, but he likes the variety offered in the proposed zones. He said Commissioner Wood's recommendations are not widely varied in size within each zone. He said the proposed zone requires an average lot size, so the entire subdivision will not be 6,500 square foot-lots.

Commissioner Wood said developers will not build 15,000-foot lots unless it meets their needs. Commissioner Gray said he likes the variety in the proposed amendment, but expressed concerns that developers will always choose the higher density zones, as the Future Land Use Map does not designate where each density will be located within the City.

Commissioner Wood said the Future Land Use Map does not state specific zones. He said developers will choose NR3 for every subdivision and the City will be fighting against that density in all projects.

Commissioner Everett said the Planning Commission and City Council have the ability to decide what is appropriate for the City in the rezone process. Mr. Jensen agreed and said if a developer applies for a rezone to the NR3 zone, the Planning Commission and City Council can determine that NR2 is more appropriate for the developer's project. If a zoning map is created, the City is set with that density.

Commissioner Wood disagreed and said the City does need to designate the zones throughout the City. Commissioner Everett expressed concerns with that idea, as the current economic climate and state of the City will not necessarily match the state of the City in thirty years. Commissioner Wood said every city has a zoning map that is not set at the base density. Mr. Jensen explained most of the cities Commissioner Wood is describing are built out. They retroactively created zone maps based on existing development. Eagle Mountain City is not in that place at this time. The City does not know what will be developed in the future.

Commissioner Gray asked how the Planning Commission can direct staff to allow development of specific zones in set areas in the City. Mr. Taylor explained the entire Municipal Code works together to encourage responsible growth. The City utilizes

buffering codes, road and trail connectivity codes, and transitioning alongside the zoning ordinance.

Discussion ensued regarding the current densities within the City, and the changes staff has implemented to the zoning amendment based on the Planning Commission's previous feedback.

Regarding flagpole height amendments, Commissioner Gray stated he prefers 35 feet for American flags and 30 feet for other flags.

Commissioner Wood said he prefers limiting flagpoles to 20 feet in order to avoid commercial flags flying over homes. He said he would consider allowing the American flag to be ten feet above rooftops, with a maximum height of 35 feet.

Commissioner Everett said if the flagpole size is increased, it should be specifically for the American flag.

Commissioner Anderson said he would approve increasing the height of flagpoles for American flags, but not for other flags.

Mr. Hadley asked if the Commissioners wanted to address flagpoles specifically in the Municipal Code, versus amending the current designation of ancillary structures. He said the amendment can be placed in the sign code, with flagpole restrictions stated per zone.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. April 9, 2019 Minutes

MOTION: *Commissioner Wood moved to approve the April 9, 2019 Planning Commission meeting minutes. Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

5. Action and Advisory Items

5.A. Cedar Farms - Rezone and Preliminary Plat, Public Hearing

Mr. Jensen explained the applicant is proposing to rezone 5.47 acres from Agriculture to Residential. The preliminary plat is a two-lot subdivision with a minimum lot size of 2.5 acres. Items to consider include the General Plan designation, compatibility, impact on City services, traffic generation, property value impact, and lot frontage and zoning standards. Mr. Jensen explained the proposal complies with the General Plan, is compatible with surrounding land uses, complies with lot frontage and zoning standards, and is not anticipated to burden City services, have an impact on traffic or on property values.

Commissioner Gray asked if the powerline corridors are dedicated to the City as open space and if the future road is a concern regarding the utility corridors. Mr. Jensen said utility easements can be either dedicated to the City, or included in lots, and staff is not concerned with the future road as it is not included in this plan.

Applicant Karen Scott said most people cannot afford five acres of land, so they have decided to split the property into two lots to make them more affordable.

Commissioner Everett opened the public hearing at 6:13 p.m. As there were no comments, he closed the hearing.

Commissioner Everett asked where the powerlines are located. Mr. Jensen said they are in the rear of the property. Any building that takes place on the lots will be outside of the easements, but the lots still contain large building pads.

Commissioner Wood said he and Commissioner Gray visited the site, and it is important to note that a future road is planned on this property. Commissioner Gray also expressed concerns about the road. Mr. Jensen clarified that the future road will actually be west of the proposed rezone area.

Applicant Jeff Scott confirmed the future road will be approximately 100 feet behind the property, outside of the utility corridor.

Commissioner Anderson asked staff if they have concerns regarding the gas easements. Mr. Jensen said they do not as any future structures will need to comply with the gas company's requirements for building over easements.

Commissioner Wood stated City Attorney Jeremy Cook recommended against rezoning until the new residential zones are in place. He said since the City does not have a zoning map yet, there is no way to determine what requirements and setbacks will apply.

Mr. Jensen explained the proposed rezone does comply with the General Plan. The proposed setbacks follow the base density setbacks, which are not changing in the amended residential zones.

Commissioner Wright said details such as property setbacks and building envelopes are not defined as of yet.

Commissioner Gray said it may be June at the latest when the amended zones are approved. He recommended that the item be tabled until the new zones are in place.

MOTION: *Commissioner Gray moved to table the Cedar Farms rezone and preliminary plat until the meeting directly following the City Council's approval of the new residential ordinance. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

5.B. Chapter 17.80 (Sign Regulations and Sign Permits) - Development Code Amendment, Public Hearing

Mr. Jensen said the applicant-proposed Development Code amendment will allow flagpoles up to 50 feet tall at model homes. The current Code allows flagpoles up to 20 feet tall.

Applicant Jessica Eddington with Edge Homes said homes stand up to 25 feet tall in the City, and they would like to be able to fly the American flag above the homes.

Commissioner Everett asked why she is proposing this for model homes only, and not for the entire City. Commissioner Gray stated the maximum square footage of the flag will remain at forty square feet for the American flag and fifteen square feet for all others.

Ms. Eddington said they are proposing the amendment in this portion of Municipal Code because it applies directly to Edge Homes as they would like to put American flags at their model homes.

Commissioner Wood said he is concerned that the proposed amendment does not limit flags on fifty-foot flagpoles specifically to the American flag. He expressed concerns that Edge homes may fly their flags on fifty-foot poles.

Commissioner Wright said model homes can install up to six flagpoles and expressed concern that the amendment would allow six fifty-foot flagpoles. Mr. Hadley clarified that the limitation is six flags.

Ms. Eddington said the American flag should be flown above all other flags, and the intention is not to fly Edge Homes flags as high as the American flag.

Commissioner Wood said he understands that, but as this is a City-wide amendment, other companies may not fly the American flag as Edge Homes will.

Commissioner Everett opened the public hearing at 6:30 p.m. As there were no comments, he closed the hearing.

Commissioner Wood said he would like to allow model homes to fly the American flag. He asked what happens to the flagpoles once model homes are sold.

Commissioner Gray explained the building code states that buildings cannot exceed 35 feet. He said 50 feet is too high for a flagpole. Since the American flag should fly higher than other flags, he would approve a height limit of 35 feet for American flags and 30 feet for other flags.

Mr. Jensen said flagpoles are defined as ancillary structures in Municipal Code. The height limits are different through the different densities and are typically 20 feet.

Discussion ensued regarding flag poles located at previous model homes in the City.

Commissioner Everett said he appreciates the desire to give prominence to the American Flag, but feels 50 feet is too tall. He expressed concern that this is specific to model homes and said it is appropriate to address this change in other sections of Municipal Code, as residents also desire to fly the American flag. He said a resident may choose to fly a flag that is offensive to other residents, although he would defend that resident's right to fly a flag of their choosing under their First Amendment rights. He asked if it is better to change the amendment to only apply to the American flag.

Commissioner Wood said it may be more appropriate to allow a larger flagpole at entrances to developments, but stated 50 feet is too tall. He said the model home portion of Municipal Code is the wrong section to amend.

Mr. Jensen said taller flags could be provided in parks, as other amenities can be proposed by developers. He said staff's opinion is that 50 feet is too tall in residential neighborhoods, especially as they don't know what will be flown after the model home is sold. Another staff concern is that using the American flag for advertising is against the United States Flag Code.

Discussion ensued regarding the height of existing flagpoles in surrounding cities, and the number of allowed flags in areas with multiple model homes.

Commissioner Gray said the American flag should be flown higher than other flags, and 35 feet is appropriate, with other flags at 30 feet. He said increasing the flagpole height is a legitimate change, and stated he would like the Municipal Code to require all but one flagpole need to be removed once a model home is sold.

Commissioner Wood said this is the wrong section in the Municipal Code for this amendment. He said there are more appropriate places to display the American flag, and the Code needs to designate a location on residential properties for flags.

Mr. Jensen said staff can bring additional changes to flag and flagpole restrictions to a future meeting.

Commissioner Wood said he is not in favor of approving the amendment and stated the City does not want to allow builders to fly flags over model homes. He said residential areas are not appropriate places for flags. Commissioner Gray recommended approving the amendment with changes stating the American flag can be flown on 35-foot flagpoles, other flags on 30-foot poles, and all but one flagpole must be removed at the sale of the model home. He said staff can create an amendment that applies to the remaining areas of the City.

Commissioner Wright stated he is not in favor of moving forward with the proposed amendment at this time, but is open to a well-researched staff-proposed amendment.

Mr. Hadley said the Planning Commission can table the item and direct the applicant to work with staff to adjust the proposed amendment according to the Commission's feedback. If the Commission recommends denial, the item will go to City Council for further consideration.

Discussion ensued regarding potential amendments to the Municipal Code regarding flags, and what the current Code requires regarding ancillary structures. Mr. Hadley recommended the Commissioners make a decision on the current item and allow the flag discussion to come back at a future meeting.

Commissioner Wright asked if they can table the item but allow one flagpole to be taller than currently allowed. Mr. Hadley explained the best way forward is to make a recommendation to the City Council based specifically on information the applicant has provided.

MOTION: *Commissioner Wood moved to recommend denial to the City Council of the Eagle Mountain City Municipal Code Chapter 17.80 (Sign Regulations and Sign Permits). Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

Ms. Eddington asked if she were to return with a revised proposal, would that proposal follow the same process regarding Planning Commission and City Council hearings, or if there was an option to expedite the process. Commissioner Gray said the Commission is interested in amending the regulations regarding flagpoles. He recommended she work with staff to help move an amendment forward regarding flags throughout the City, not just at model homes.

5.C. Eagle Heights Village - Conditional Use Permit

MOTION: *Commissioner Wood moved to approve the findings of fact and conclusions of law supporting the Planning Commission's previous approval of the conditional use permit with the condition that the eastern row of homes be changed to single-family detached homes, according to current Municipal Code. Commissioner Gray seconded the motion. Those voting aye: Matthew*

Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

5.D. Chapter 8.25 (Explosives) - Development Code Amendment, Public Hearing

Mr. Jensen said the staff-proposed amendment adds an appeals process for blasting permits to allow the process to be in line with Utah State statute regarding appeal authorities. Commissioner Wood asked why the City Council is not the appeal authority on blasting permits. Mr. Hadley said the City Council is the approval authority on blasting permits within a certain distance of existing homes. This amendment adds a layer between the City Council and District Court. The added appeal authority will be a hearing officer. This will be a third-party who has entered into a contact with the City to serve an appeals hearing officer.

Discussion ensued regarding the current appeals process.

Commissioner Gray asked why this item was being presented to the Planning Commission. Mr. Hadley said the City Attorney felt it was necessary to bring the amendment to the Planning Commission, even though it is not required in Municipal Code.

Commissioner Wright clarified the blasting permit process. A developer first submits an application to the City Engineer. If the City Engineer denies the permit, the City Council is the appeal body. If the blasting will take place close to existing residences, the permit is presented to the City Council after the City Engineer review. The third-party attorney will be the appeal authority after the City Council.

Commissioner Everett opened the public hearing at 7:05 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the Municipal Code appeal authority table. The areas where the City Attorney was the appeal authority have been amended to Hearing Officer, and Hearing Officer has been added between the City Council and District Court.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council the amendment to Eagle Mountain City Municipal Code Chapter 8.25 (Explosives). Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

6) Next scheduled meeting – May 14, 2019

7) Adjournment

MOTION: ***Commissioner Gray moved to adjourn the meeting at 8:00 p.m. Commissioner Wright seconded the motion. Those voting aye: Matthew***

Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

DRAFT



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 8.25 Explosives.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

The Eagle Mountain Planning Commission recommended approval of the code change as presented (5-0)

PREPARED BY:

Tayler Jensen, Planning

RECOMMENDATION:

Proposed Code Amendment:

8.25.130 - Appeals.

Aggrieved parties may appeal the decision of the City Engineer to the City Council. Appeals shall be filed by a written statement submitted to the City Recorder within five (5) days of the issuance or denial of the permit, and shall detail the grounds upon which the aggrieved party is appealing the decision. The appeal shall be subject to the standards and requirements in EMMC 16.05.210. Aggrieved parties may appeal the decision of the City Council pursuant to EMMC Section 8.25.080.B. by filing an appeal with the District Court within ten (10) days of a final decision by the City Council.

BACKGROUND:

In order to be fully compliant with State Code we are proposing to add an appeals process to Chapter 8.25 of the City Code specific to blasting permits.

Development Code Amendments are Legislative decisions and shall be valid if reasonably debatable and not illegal.

Attachments:

[ORD--Blasting Appeal Authority](#)

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
CREATING SECTION 8.25.130 OF THE EAGLE MOUNTAIN MUNICIPAL CODE
FOR BLASTING APPEALS**

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to create Section 8.25.130 of the Eagle Mountain Municipal Code (EMMC) as set forth more specifically herein.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the creation of Section 8.25.130 of the EMMC as proposed in Exhibit A.
2. Section 8.25.130 of the EMMC is created as set forth more specifically on Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of May, 2019.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	NA		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

According to Section 10-9a-404 of the Utah Code, the legislative body may make any revisions to the proposed general plan or amendment that it considers appropriate.

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

On March 26th the Planning Commission held a public hearing to consider the proposed amendments. There were no public comments. The Commission ultimately recommended approval of the proposed amendments with no changes (5-0).

PREPARED BY:

Steve Mumford,
Planning

RECOMMENDATION:

Recommended Motion: I move that the City Council approve an Ordinance adopting the amendments to the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General plan as presented.

BACKGROUND:

The General Plan is a comprehensive policy document used to guide the City in decisions related to its future growth and change. The plan includes a Land Use Element, which includes the Future Land Use & Transportation Corridors Map. This map designates desired land uses throughout the city as well as planned transportation corridors. The City's General Plan was adopted in July, 2018. The Planning Commission is responsible to periodically review the General Plan and recommend desirable amendments to the plan to the City Council. While drafting the General Plan the City's consultants used high-level terrain/slope information along the east bench to differentiate between the "Parks and Open Space" land use and the "Foothill Residential" land use. We were recently presented with more detailed terrain information for some property along the east bench that indicated that some of the land designated as "Parks and Open Space" is actually buildable (slopes less than 25%). The proposed amendment extends the "Foothill Residential" land use further to the east, to the edge of the buildable land. The property to the north of City Hall, between Trailhead Road and Stagecoach Way, was mistakenly designated as "Neighborhood Residential 3" on the Future Land Use and Transportation Corridors Map. This property should be designated "Community Commercial." The same applies to the property adjacent to City Hall to the east and west, which is currently designated as "Civic Uses/Schools." The proposed amendment changes these to "Community Commercial." Affected parcels include 59:017:0003, 59:017:0004, 59:017:0005, 59:020:0001, 59:020:0007, 59:020:0008, 59:028:0004, 59:044:0152, 59:044:0153, and 59:044:0154.

Attachments:

Proposed Amended Future Land Use Map

Proposed Future Land Use Map - Change1

Proposed Future Land Use Map - Change2

Current Eagle Mountain 2018 Future Land Use Map

ORD--Future Land Use and Transportation Map

FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

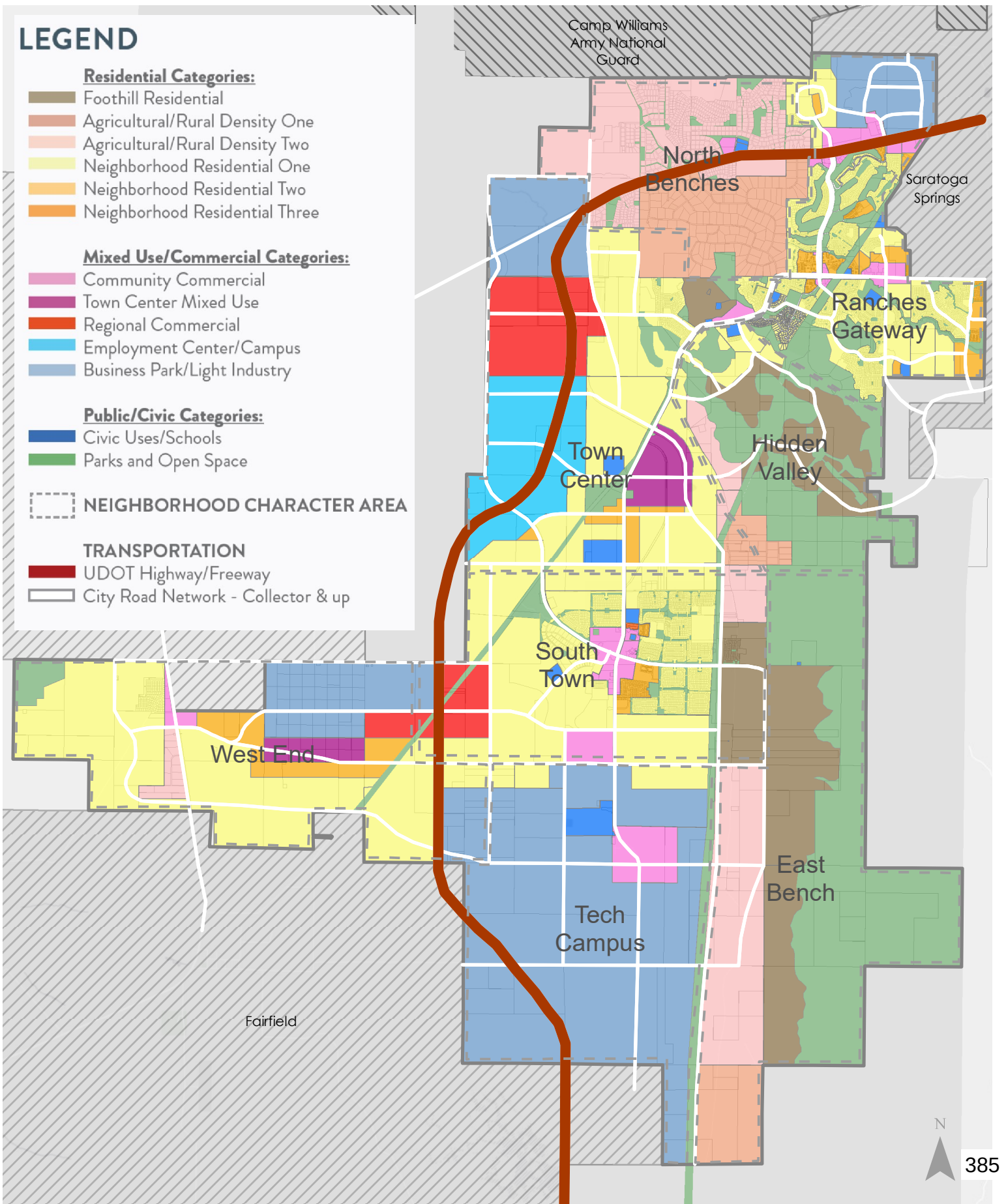
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up



FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

 Foothill Residential

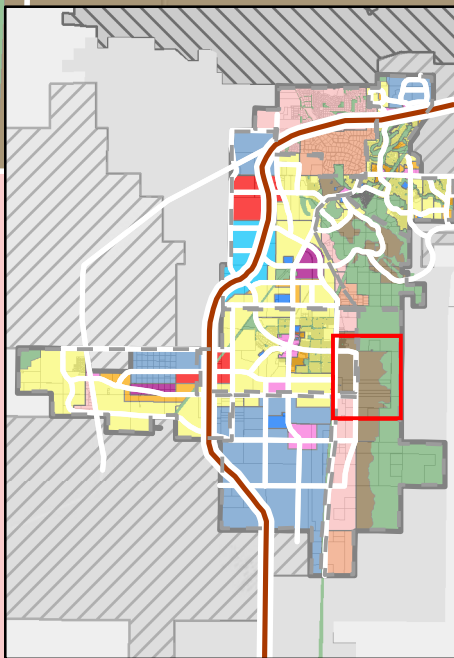
Public/Civic Categories:

 Civic Uses/Schools

 Parks and Open Space

South
Town

East
Bench



FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

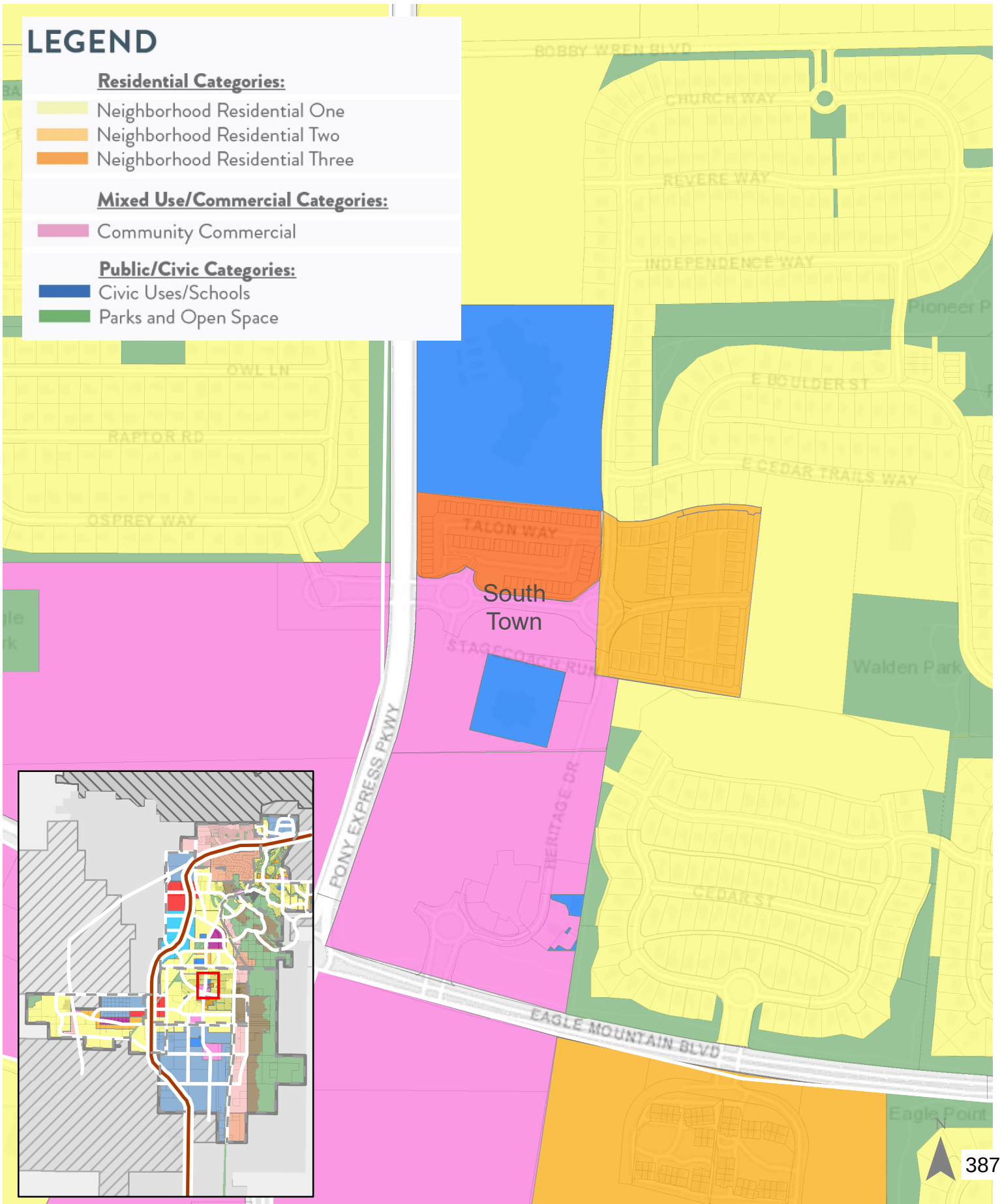
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial

Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space



FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

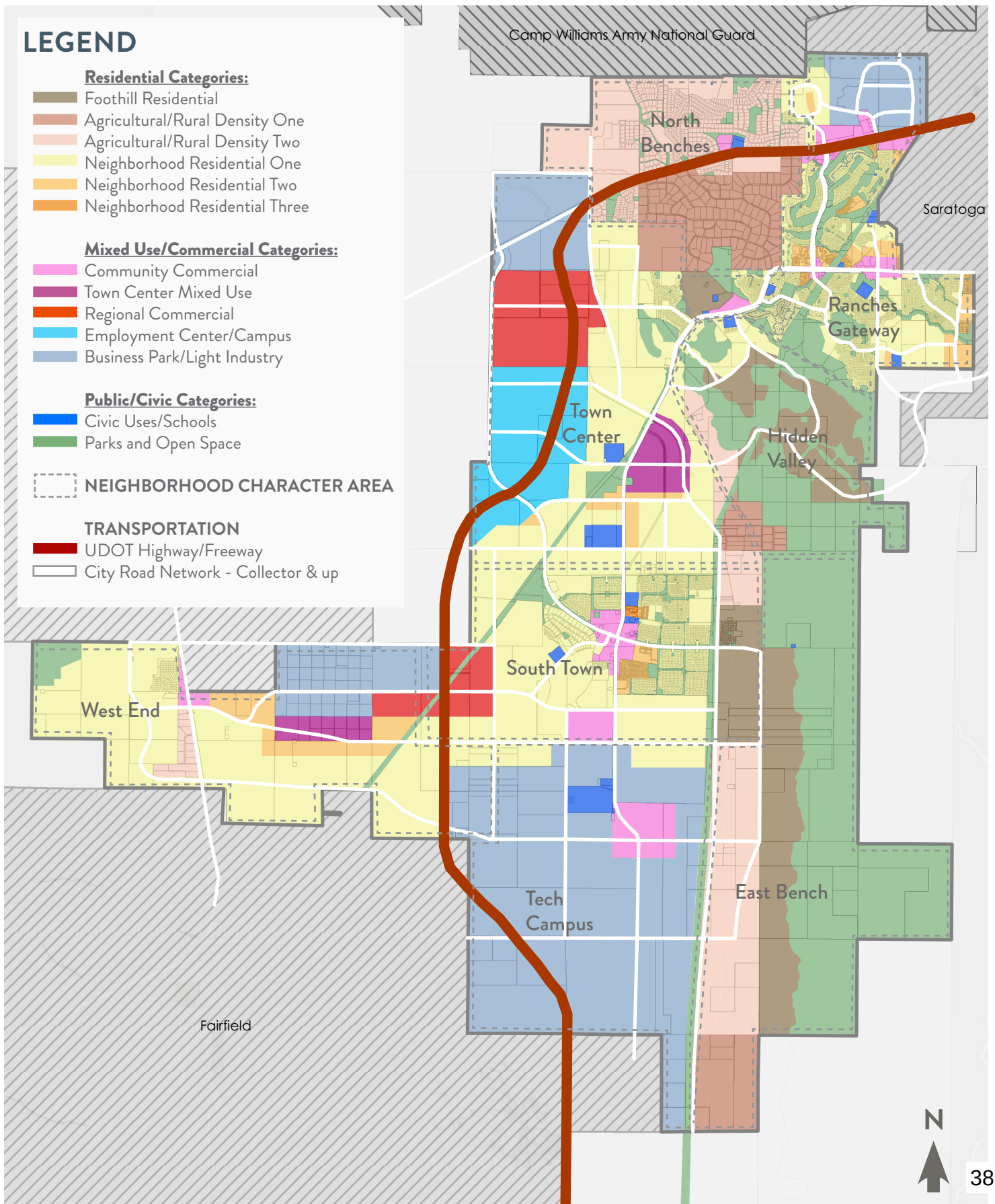
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up



ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
ADOPTING AN AMENDED FUTURE LAND USE
AND TRANSPORTATION MAP**

PREAMBLE

The City Council of Eagle Mountain City, Utah finds all required public notices and hearing requirements have been completed and that it is in the public interest to amend the City's Future Land Use and Transportation Map.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The Future Land Use and Transportation Map of Eagle Mountain City, Utah, set forth in Exhibit A to this Ordinance, is hereby amended and adopted.
2. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of May, 2019.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	NA		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE All zones	ACREAGE NA	COMMUNITY Citywide

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Tayler Jensen, Planning

RECOMMENDATION:

Staff recommends that the City Council approves an ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 6.05 Animals.

BACKGROUND:

The City's current animal code doesn't differentiate between different activities that commonly take place with animals, including kennels, pet sitting, and dog breeding. The City Council previously reviewed the proposed code amendment and changes have been drafted based on that feedback.

Code amendments are legislative actions and shall be valid if reasonably debatable and not illegal.

Attachments:

[Proposed Animal Code - 05.07.19](#)

[Animal Codes Research and Proposed Table](#)

[ORD--Animal Control Amendment](#)

6.05.260 Number of animals.

6.05.270 Kennels, short-term pet sitters, and hobby breeder licenses required.

6.05.280 Hobby Breeders License

6.05.290 Short-term pet sitting license

6.05.300 Kennel License

6.05.310 General regulations relating to animals.

6.05.320 Dog-based Businesses

6.05.330 Loss of privilege to maintain dog in city.

6.05.010 Definitions

“Cages” means individual, portable facilities for containing animals. “Dog” means a *Canis familiaris* of either sex, altered or unaltered, or any other member of the *Canis* genus if owned or kept can be small or large in size.

1. “Small Dog” means a dog breed with full grown adult weights ranging between 2 and 50 pounds.
2. “Large Dog” means a dog breed with full grown adult weights above 50 pounds

“Exercise Yard” means an area enclosed by a fence of at least six feet in height wherein dogs are allowed to run and exercise. Every portion of an exercise yard fence shall be separate and removed from any property boundary fence .

“Fencing” unless otherwise authorized, shall mean a chain link, carried on solid posts set in concrete; suggested minimum is 11-gauge wire, two-inch steel posts set on no greater than 10-foot spans.

“Groomer” means an individual or business that cleans and trims nails and fur of animals during regular business hours (no overnight watching or care for animals). If located within a residential unit or lot a groomer shall be required a home-based business license.

“Hobby Breeder” means an individual or individuals who have obtained a permit from the City in accordance with this title to raise, breed, and/or own more animals than otherwise permitted in their home/ or on their residential property. Hobby Breeders are permitted to have up to two (2) litters of puppies within a twelve (12) month period.

“Kennel” means any lot, building structure, enclosure or premises whereupon or wherein five or more dogs over four months of age are kept or maintained for long-term boarding, professional breeding, buying, letting for hire, or selling.

“**Kennel Building**” means a permanent structure designed, intended, or used exclusively for housing of dogs.

“**Kennel run (inside)**” means the separated area inside a structure, designed, intended, and used for the interior housing of dogs. Shall be kept free and clear for a minimum area of six square feet per animal.

“Kennel run (outside)” means an area adjacent to a kennel building and enclosed by a fence at least six feet in height.

“Pet Sitter” means an individual or individuals who have obtained a permit from the City in accordance with table 6.05.260(a) on a short-term basis (up to fourteen days).

“Professional Breeder” means an individual or individuals who keep five (5) or more dogs over four months of age on any lot, building structure, enclosure, or premises for breeding, letting for hire, or selling. Professional Breeders typically breed over 2 litters of puppies in a twelve (12) month period. Requires a Kennel Permit.

6.05.260 Number of animals.

No person may harbor or possess more than the number of dogs shown in table 6.05.260(a) or more than four cats, four months of age or older, without acquiring a short-term pet sitting license, kennel license, or a hobby breeder license for such use or facility from the City. Ownership of more than four cats without said licenses must be approved by the animal regulation coordinator for a legitimate business purpose. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-22].

Maximum Permitted Number of Dogs by Lot Size					
Dog Size	Lot Size	Dogs allowed as pets (No License Required)	Hobby Breeder License*	Short-Term Dog Sitting*	Kennel
Small	Condos/Apartments or Townhomes	2	n/a	2	n/a
Large		2	n/a	2	n/a
Small	Under 5,500 SF	2	4	4	n/a
Large		2	3	3	n/a
Small	5,501 - 8,000 SF	3	4	4	n/a
Large		3	4	4	n/a
Small	8,001 - 21,780 SF	4	6	6	n/a
Large		4	5	5	n/a
Small	21,781 SF - 1 Acre	4	6	6	n/a
Large		4	6	6	n/a
Small	1-40 Acres	4	8	8	n/a
Large		4	8	8	n/a
Small	40+ Acres	4	8	8	As approved by PC
Large		4	8	8	As approved by PC
* Total number of dogs allowed on property					

Table 6.05.260 (a)

6.05.270 Kennels, short-term pet sitters, and hobby breeder licenses required.

A city-issued license shall be required for all kennels, short-term pet sitting, and hobby breeders. Pet sitters and hobby breeders are both permitted subject to the standards of this ordinance and shall be approved by the Community Development Director or his/her designee in accordance with this title.

Kennels are conditional uses within the agriculture and industrial zones and may only be permitted on lots greater than 40 acres in size. Kennels shall be approved as a conditional use permit by the planning commission in accordance with this title.

A. Requirements.

1. License. Each kennel, pet sitter, and hobby breeder must have a current valid license and a current valid business license. Such licenses are required to be displayed and readily available for inspection by any authorized person.

2. Records. A license record must be kept available for inspection, such record to show: the name, current address, and telephone number of the owner of the dog; the date the dog entered the kennel/house/property; the reason for its being in the kennel, i.e., for boarding, sale, breeding, grooming, etc.; the description of the dog (age, breed, sex, color, etc.). For any dog over four months of age, a current valid rabies certificate shall be maintained as a part of this record, as long as the dog is maintained in the kennel.

B. Physical Facilities. The basic intent of these regulations is to see that all animals receive proper care, that they are being treated kindly, properly fed, and that their surroundings are being kept in a sanitary condition.

1. Animal Rooms.

a. Cage. Cage length and width shall exceed the animal's length from the base of the tail to the tip of the nose by at least six inches. Cage height shall exceed the animal's height by at least four inches. Small puppies may be caged together using their combined length according to the above formula. Cages shall be so constructed and be of such material as to be maintained in a sanitary condition. Animals shall be removed from and be provided with an exercise yard for their use for such periods as determined by the size, age, and condition of the animal. Diseased animals must be maintained apart from healthy animals in suitable and separate quarters.

b. General. Walls and floors shall be of material easily cleaned and kept in a sanitary condition. The room shall be properly screened, insect- and vermin-proof. It shall be properly ventilated to prevent drafts and remove odors. Heating and cooling should be provided as required, with sufficient light (preferably natural) to allow observation of animals, and sanitation.

2. Outdoor facilities shall be provided with windbreaks, roofing, and shelter adequate to protect the animals from the weather. They shall be adequately drained and maintained in a sanitary manner. Adequate and sanitary means of disposing of droppings shall be provided. All kennel runs shall be fenced (chain link or welded wire) such fence to be separate and apart from property boundary fence. Kennel runs shall have a minimum free and clear area of 10 square feet per dog. Indoor shelter, except where animals are caged, shall have a minimum of six square feet per dog. When the minimum area is provided it should be supplemented with exercise yards for dogs which are maintained for extended periods. Kennels shall not be left unattended for a period in excess of 24 hours. All animals shall be supplied with sufficient good and wholesome food and fresh water as the feeding habits of such animals require.

All areas of kennel runs, yards, food storage, and auxiliary buildings shall be subject to inspection by authorized persons.

An emergency name, address, and phone number must be posted in a conspicuous place at the front of the property for use by authorized persons. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-23].

6.05.290 Hobby breeders license

Where permitted by this ordinance, amateur and hobby breeders of dogs may obtain a permit to keep up to the number of dogs allowed in table 6.05.260(a) in a residential area. Interested persons shall make application for a hobby breeder license on forms prepared by the planning department. No hobby breeder license shall be processed without the submission of the application and all the supporting materials as required by this chapter and the processing fee. Incomplete applications will not be processed under any circumstance.

- A. Supporting Materials. The hobby breeder license shall be submitted with the materials listed herein:
 - a. Proof that all dogs are individually licensed.
 - b. Proof of rabies certificate(s) for all dogs required to receive a license.
 - c. Proof all dogs are registered with a national registry (AKC, UKC, ECT).
 - d. Adequate runs (not necessarily concrete) as follows:
 - i. Mature small dogs , minimum four-foot-high fencing.
 - ii. Mature large dogs, minimum six-foot-high fencing.
 - e. Number of dogs to be kept in compliance with table 6.05.260(a)

- B. Other Provisions include:

- a. The holder of a permit issued under this section may keep one litter intact until the dogs reach six months of age; one animal from the litter may be retained until it reaches 12 months of age. At no time may the holder of the permit retain more than nine dogs over six months of age nor more than eight dogs over one year of age
- b. The holder of a permit issued under this section may not breed more than two (2) puppy litters within a twelve (12) month period.
- c. Other provisions of this chapter are complied with and no dog or premises is deemed a nuisance. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-25].
- d. The licensee shall notify the city recorder within 30 days of any change in his/her establishment or operation which may affect the status of his/her license. In the event of a change in ownership of the establishment
- e. the licensee shall notify the city recorder immediately. Licenses shall not be transferable.

6.05.290 Short-term pet sitting license

Where permitted by this ordinance individuals may provide short-term pet sitting inside their homes/ or on their residential property as a home-based business. Interested persons shall submit an application for a short-term pet sitting license on forms prepared by the planning department. No short-term pet sitting license shall be processed without the submission of the application and all supporting materials (including processing fee) as required by this chapter. Incomplete applications will not be processed under any circumstance.

- A. Supporting Materials. The short-term pet sitting license shall be submitted with the materials listed herein:
 - a. Proof of a valid business license.
 - b. A signed and notarized letter indicating that the applicant at no time will have more animals on site (including owned pets) than the maximum number of animals detailed in table 6.05.260(a). If the applicant has a mix of different animal sizes on site, the site shall be restricted to the maximum number of dogs allowed of the largest dog on site.
- B. Short-term pet sitting regulations
 - a. No dog may be watched for more than fourteen (14) days at a time.
 - b. The applicant shall require proof of rabies certificates and all other state-required vaccines for all boarded dogs.
 - c. Dogs must be provided external dog runs in accordance with this chapter, unless it specifically permitted by the Community Development Director or his/her designee to

allow for fenced in rear yards to provide exercise area. (Approval criteria be evidence of a sturdy six foot fence or wall maintained in good condition without holes or gaps that can be shown as sufficient to keep dogs safely in the rear yard)

- d. Other provisions of this chapter are complied with and no dog or premises is deemed a nuisance.

6.05.300 Kennel License A city issued license shall be required for all kennels. A kennel license shall be required for any long-term boarding (fifteen or more days 15+), professional breeding, buying, letting for hire, or selling of dogs.

Kennels are conditional uses in the agriculture and industrial zone and require planning commission approval. Interested persons shall make application for kennel license on forms prepared by the planning department. No kennel license shall be processed without the submission of the application and all the supporting materials (including processing fee) as required by this chapter. Incomplete applications will not be processed under any circumstance.

A. Requirements

- a. Minimum lot size is 40 acres
- b. Located within the Agriculture or Industrial Zones
- c. A business license is required (not permitted as home-based business)

The Eagle Mountain Planning Commission shall hold a public hearing on any proposed kennel including any proposed long-term boarding (boarding of animals for 15+ days), professional breeding, buying, letting for hire, and selling of dogs. The maximum number of dogs permitted shall be determined by the planning commission based on:

- A. Lot Size
- B. Number and/or size of dog runs
- C. Dog facilities (outdoor/ indoor kennels, dog runs, fencing, landscaping)
- D. Compatibility with surrounding neighborhood
- E. Anticipated noise and/or odor concerns

6.05.310 General regulations relating to animals.

Every person within Eagle Mountain City who owns any animal or who owns, conducts, manages, or operates any animal establishment for which a license is required is also required by this chapter to comply with the following standards and requirements:

A. Structural Strength. Housing facilities for animals shall be structurally sound and shall be maintained in good repair, to protect the animals from injury, to contain the animals, and to restrict the entrance of other animals.

B. All animals shall be supplied with sufficient good and wholesome food and fresh water as often as the feeding habits of the respective animals require.

C. All animals and all animal buildings or enclosures shall be maintained in a clean and sanitary condition.

D. All animals shall be so maintained so as to eliminate excessive odor and noise.

E. No animal shall be without attention more than 24 consecutive hours. Whenever an animal is left unattended at a commercial animal facility, the telephone number of the department of animal control or the name, address and telephone number of the responsible person shall be posted in a conspicuous place at the front of the property. However, this provision shall not apply to livestock. Livestock shall be attended at reasonable intervals.

F. Animals shall be treated humanely and no conditions shall be maintained or permitted that are or could be injurious to the animal.

G. Animal buildings and enclosures shall be so constructed and maintained as to prevent escape of the animal. All reasonable precautions shall be taken to protect the public from the animal and the animal from the public.

H. Every building or enclosure wherein animals are maintained shall be constructed of a material easily cleaned and shall be kept in a sanitary condition. The building shall be properly ventilated to prevent drafts and to remove odors. Heating, cooling, and shelter shall be provided as required according to the physical need of the animal, with sufficient light to allow observation of animals and sanitation.

I. Medical treatment shall be provided as necessary in order to maintain the health of the animals.

J. All animal rooms, cages, kennels, and runs shall be of sufficient size to provide adequate and proper accommodations for the animals kept therein.

K. Owners shall not allow animals which are natural enemies, temperamentally unsuited, or otherwise incompatible to be quartered together or so near each other as to cause injury, fear, or torment.

L. All wild animals permitted pursuant to this section shall be maintained in buildings, enclosed yards, or cages as specified by the coordinator and such shall be kept at distances from adjacent buildings as specified in EMMC Titles [16](#) and [17](#) and the Utah County health ordinances.

Representatives of Utah County sheriff's department or other duly designated representatives of the city and/or county may enter any premises where animals are maintained for investigation or inspection as to whether or not any portion of such premises, building, structure, enclosure, pen, or cage is being used, kept, or maintained in violation of this chapter. This section does not permit any person to enter a private dwelling except where necessary to rescue an animal. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-24].

6.05.320 Dog-based Businesses. This section establishes approval criterial and outlines requirements for other dog-based businesses. The purpose of this section is to allow for certain dog-based businesses. Any use not specifically permitted shall be prohibited.

- A. Permitted with home-based business license: The following uses shall be permitted as home-based businesses provided they comply with the standards of 17.65 Home Based Businesses
 - a. Dog Training
 - b. Dog Grooming
- B. Conditional uses: the following use(s) shall be approved as conditional use permits with an approved Kennel permit
 - a. Professional Breeders

Animal Codes

<u>City</u>	<u>Allowed Pets</u>	<u>Allowed in Kennel</u>
Saratoga Springs	3 Dogs, 4 Cats	Breeding Kennel: up to 10 Commercial Kennel: 4 + Private Kennel: 4+
Lehi	2 dogs, 3 cats	6 adults/ housing enclosure
American Fork	2 dogs, 3 cats	allows up to dogs (R-15 and Agriculture Zone)
Bluffdale	3 Dogs, 4 Cats	4 on up to an acre 1 additional dog per 1/2 acre up to 6 total
Draper	3 dogs, 3 Cats	
Springville	2 Dogs	up to 4 in R1-15 and A-1

Details:

<https://www.saratogaspringscity.com/DocumentCenter/View/694/1902-Definitions>

https://www.sterlingcodifiers.com/codebook/index.php?book_id=611

<https://www.codepublishing.com/UT/Springville/html/Springville03/Springville037.html>

https://www.sterlingcodifiers.com/codebook/index.php?book_id=974

<https://www.draper.ut.us/465/Animal-Ordinances>

<https://www.codepublishing.com/UT/Springville/?Springville04/Springville049.html&?f>

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING CHAPTER 6.05
OF THE EAGLE MOUNTAIN MUNICIPAL CODE
FOR ANIMAL CONTROL**

WHEREAS, the Eagle Mountain City Council (the “Council”) met in regular meeting on May 7, 2019 to consider, among other things, amending a chapter of the Eagle Mountain Municipal Code;

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required public hearings have been held and all legal requirements have been met to amend Chapter 6.05 Animal Control of the Municipal Code which is attached to this Ordinance as Exhibit A.
2. Chapter 6.05 Animal Control is hereby amended as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this
7th day of May, 2019.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	Hidden Hollow Blasting Permit Application		
ITEM TYPE:	Motion		
FISCAL IMPACT:			
APPLICANT:	Ryan Bybee, Cadence Capital		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

That the City Council considers the blasting application.

BACKGROUND:

Cadence Capital, the developers of the Hidden Hollow subdivision, received a blasting permit approved by the City Council in 2018. The applicant performed blasts in accordance with the approved permit, but needed to clear blasted materials before completing all requested blasts. Because the approved permit included a completion date which was not met, the applicant will need to reapply to complete blasting for that site.

The application has been revised to clarify the number of blasts previously approved, how many blasts were completed, and how many more they would like to do. The applicant is also requesting an application fee waiver because they are not conducting more blasts than what was previously approved by the City Council.

Attachments:

[Blasting Permit for Utility Trenching - 04.03.19](#)
[Hidden Canyon Revised Blasting Application](#)
[2019 Blasting Plan for Hidden Hollow](#)

Supporting Materials

The following materials are required to be submitted with the application:

A. Blasting operations timeline;

Exact schedule will be set once we have a valid permit issued by the City Council. We will follow all noticing requirements listed in the Chapter 8.25 of the new ordinance. We anticipate starting the blasting portion of the operation within 7 days of an active permit and anticipate that we can finish up drilling and blasting within 3 weeks from the start date.

B. Proposed blasting hours and number of blasts;

Blasting hours will be posted and residents will be notified not less than 48 hours prior to any blasts, we anticipate blasting hours to be between 11 AM to 1 PM on days blasting occurs. We anticipate there will be 45 holes @ 36 lbs. per 8 M/S delay, however this number may be modified once drilling begins.

C. A detailed site plan showing any proposed blasting locations;

See attached Exhibit

D. Maximum number and intensity of blasts in each blasting site;

See attached Blast Report

E. Existing structures and utilities within one-quarter mile (1,320 feet) of any proposed blast site;

See attached Exhibit

F. A detailed topographic map showing preblasting slopes and post-blasting slopes, including the average slope of the building lots (if applicable);

See attached Exhibit

G. Anticipated amount of material to be produced by blasting activity and location of processing and storage of such materials;

We anticipate generating 2000 CY of material that will be processed and used on site (See Attached Exhibit) to raise and build Hidden Valley Parkway. NO material will be take offsite. ALL generated material will be used on site. This will help limit the number of import trucks passing elementary school and residential neighborhoods.

H. Plan to reduce negative impacts;

- 1. We are using the best blaster operator in the area.*

2. *We will only blast in the perfect conditions.*
3. *We will use Blast Blankets to virtually eliminate the possibly of random projectiles.*
4. *We will limit the number and size of charges allowed at one time to assure we stay within all established blast criteria.*
5. *After each blast the blast operator will assess the plan and adjust as necessary.*

I. Public notification plan in accordance with EMMC 8.25.040(C);

We will comply with EMMC 8.25.040(C)

J. Preblast structural inspection plan in accordance with EMMC 8.25.040(D);

We will comply with EMMC 8.25.040(C)

K. Blast monitoring plan of selected structures within 300 feet of the nearest blast;

We will visually monitor at the time of each blast.

L. State permits for air quality and dust control;

See attached.

M. A copy of the permit issued by the Unified Fire Authority;

See attached.

N. A copy of the applicant's current ATF license to conduct explosive use operations;

See attached.

O. The processing fee required by the consolidated fee schedule approved by the city council;

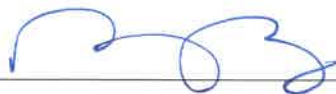
Already Paid.

P. Any additional information the city engineer determines is necessary to evaluate the impact of the proposed blasting. [Ord. O-23-2017 § 2 (Exh. A); Ord. O-30-2006 § 4; Ord. 00-06 § 4. Formerly 8.25.040].

Applicant Certification

I certify under penalty of perjury that this application & all information submitted as a part of this application are true, complete & accurate to the best of my knowledge. I also certify that I am the owner of the subject property & that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue or if conditions of the approval are not followed, I understand that The City of Eagle Mountain may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the application sections of the Eagle Mountain Development Code & that items & checklists contained in this application are basic & minimum requirements only & that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed & understand sections from the Consolidation fee Schedule. I also agree to allow the staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof. I also understand that the approval of a minor development permit is valid for one year from the date of approval unless a longer duration is specified in a development agreement.

Property Owner's Signature



Date

4/3/19



4th & Goal
Drilling and Blasting LLC

BLAST REPORT

JOB NAME Hidden Hollow DATE TBD
ADDRESS Eagle Mtn TIME TBD AM/PM
BLAST NUMBER & STATION NUMBER #001 Trench line

NAME & LICENSE

NUMBER OF BLASTER: SHAWN MILLER

SIGNATURE Shawn Miller

BLAST CREW Justin Carr

ORICA crew

DIRECTION AND DISTANCE TO NEAREST STRUCTURE 300' + Pump House

WEATHER CONDITIONS TBD

TYPE OF MATERIAL BLASTED 1. Limestone NUMBER 1. TBD BURDEN 1. 6 SPACING 1. 6
2. _____ HOLES 2. _____ 2. _____ 2. _____
HOLE 1. _____ HOLE 1. 8-10 STEMMING 1. _____ STEMMING 1. _____
3. _____ DIAMETER DEPTH 2. _____ TYPE SUBDRILL 2 LENGTH 2. _____

EXPLOSIVES/ACCESSORIES
TYPE/BRAND NAME

LBS/UNITS

EXPLOSIVES/ACCESSORIES
TYPE/BRAND NAME

LBS/UNITS

Amex Arfo

603.2

Excell Handidet 24'

58

Senelec 1 1/4x8

19.14

17ms LTD

3

TOTAL POUNDS IN SHOT 622.34

MAXIMUM HOLES PER DELAY 1

MAXIMUM LOADED POUNDS PER DELAY 10.4

NUMBER OF DECKS PER HOLE 1

LOADED POUNDS PER DECK 10.4

IGNITION SYSTEM ☐ ELECTRIC ☒ NONELECTRIC BRAND NAME _____

BLASTING MACHINE USED Scorpion

DELAY PERIODS USED 17ms

TOTAL NUMBER OF CAPS OR DELAY CONNECTORS 61

NETS OR OTHER PROTECTION USED ☒ YES ☐ NO TYPE _____



4th & Goal
Drilling and Blasting^{INC.}

BLAST REPORT

SKETCH OF BLAST LAYOUT

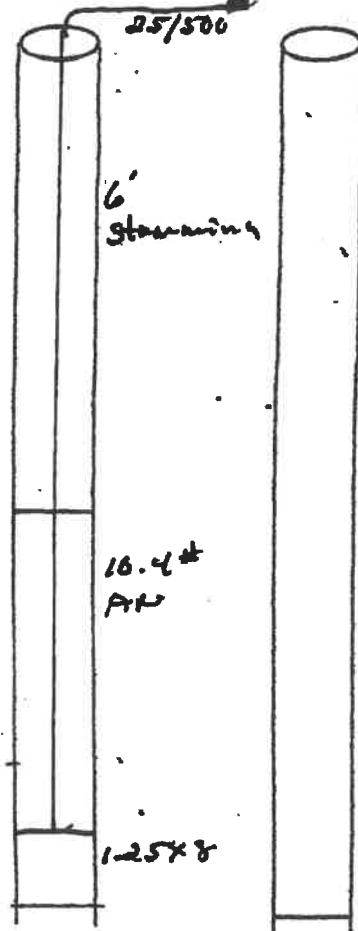
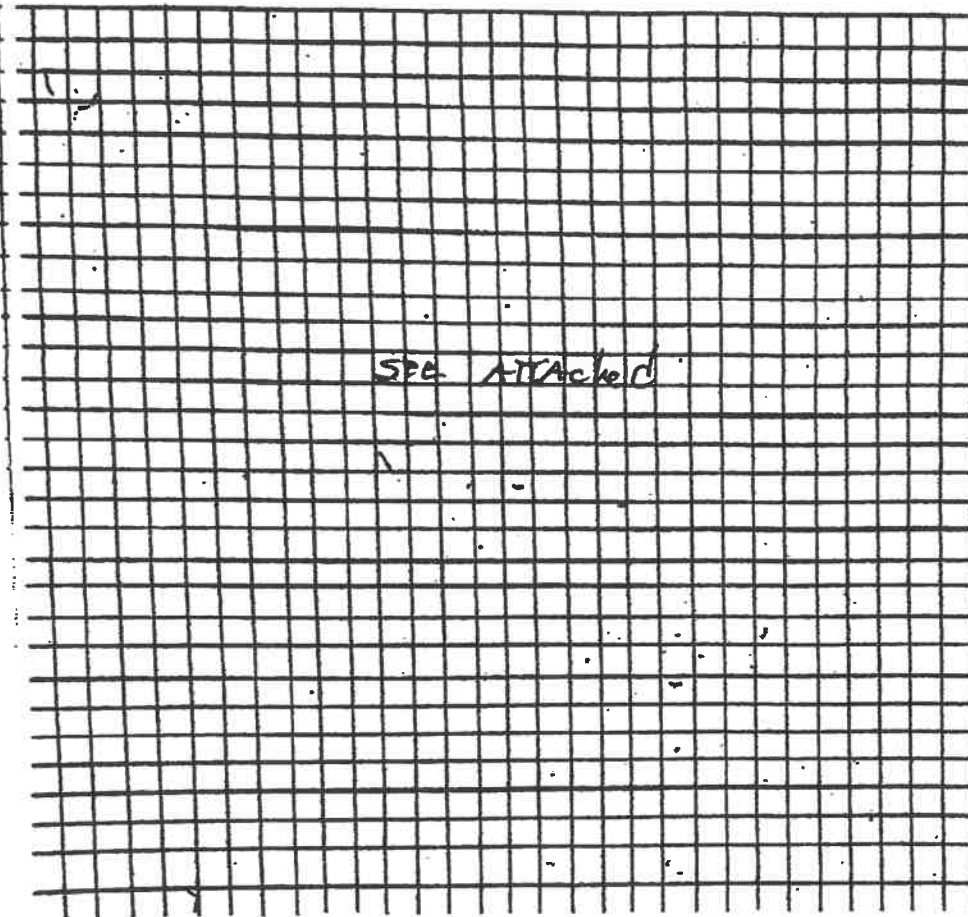
IDENTIFY SHOT LOCATION BY STATION, OR BY DIRECTION AND DISTANCE TO KNOWN STRUCTURE OR OBJECT. SHOW NORTH ARROW.
SHOW DELAY NUMBER BY HOLE AND WIRING/CORD/TUBING HOOKUP.

BLAST LOCATION &
BLAST NUMBER #001 trench line

DATE 7/24

TYPICAL HOLES

SHOW: DEPTH, STEMMING, DECKS, WATER,
PRIMER LOCATIONS, SUBDRILLING, ETC.



DITCH FOOTAGE 350 FEET

QUANTITY OF
MATERIAL BLASTED 6/8-66 CUBIC YARDS
_____ TONS

POWDER FACTOR: 1.00 LBS/CUBIC YARD
_____ LBS/TON

SEISMOGRAPH RESULTS (IF USED, RECORDS ATTACHED)

TYPE Blotonde III NAME OF OPERATOR 4th & Goal COMPANY Shannon Miller

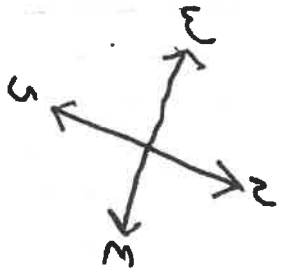
LOCATION OF SETUP dump house DISTANCE FROM BLAST SITE 300' ± DIRECTION FROM BLAST SITE NE

PEAK PARTICLE VELOCITY 0.170 in/sec MEASUREMENTS
TRANSVERSE VERTICAL LONGITUDINAL

SHOT RESULTS.
FRAGMENTATION _____ MUCKPILE _____ FLYROCK _____

COMMENTS _____

Landscape Houses



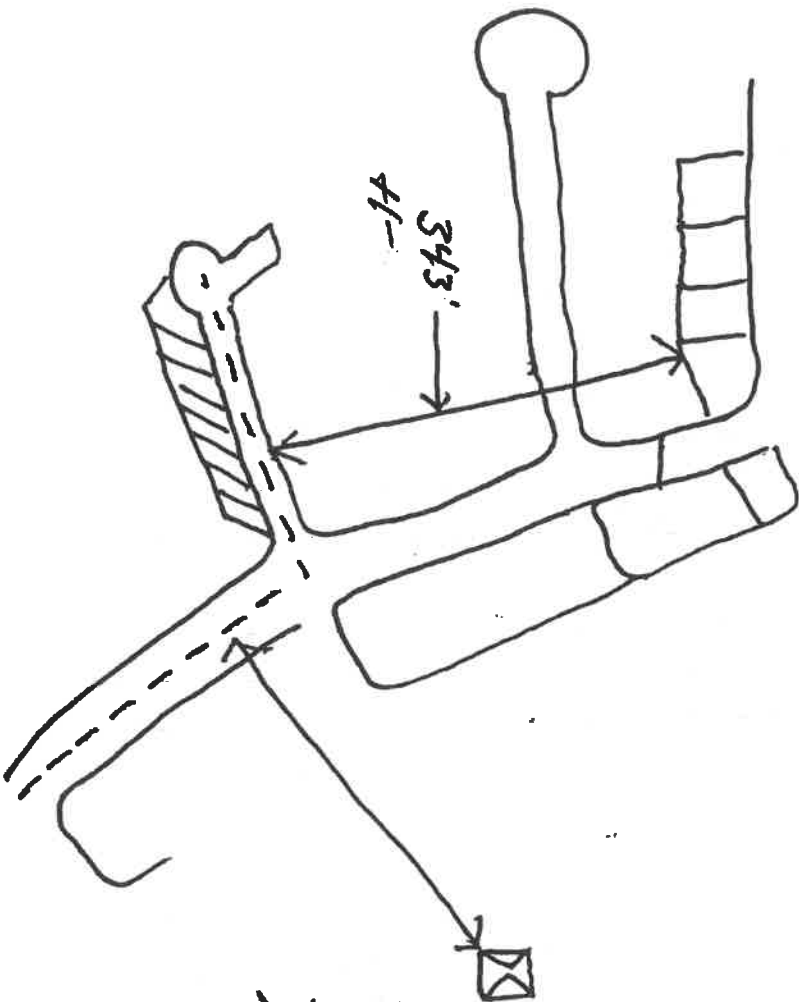
$$10.4\text{ ft} = \left(\frac{300}{50}\right)^2$$

$$\Delta = \frac{DS \times V}{\sqrt{C}}$$

$$\Delta S = \frac{V}{\sqrt{C}}$$

Est. PDU @ 300' w/10.4 ft
Per delay = 0.170

10.4 ft Equals to 14.5 @ 161'
From structure



343' →

41' →

Dump house
300' 41'

L

--- Trench line 200' 41'

Mass cut

3-4' depth

6-8' width

50' 41' length

[illegible]

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW

BLASTING PLAN SEWER LENGTH	SHEET NO.
	1

JOB
CCDM
SHEET NO.

0 60 120 180

(24"x36")

SCALE: 1" = 60'

SCALE: 1" = 120'



UNIFIED FIRE AUTHORITY - INVESTIGATIONS BUREAU EXPLOSIVE BLASTING PERMIT APPLICATION

BASIC INFORMATION

Business Name: Y & Sons Date/Time of Application 6-27-18 11:33 AM
Address: PO Box 670 City/State Oakley UT Zip 84055
Contact Person: Shawn Miller Title: MANAGER
Office Phone: 8012017710 Fax: — Pager: — 24-Hour: 8012017710
Jurisdictional Business License Number: 8609316-5501

BLASTING TECHNICIAN INFORMATION

Name: Shawn Miller
Address: PO Box 670 City/State Oakley UT Zip 84055
Date of Birth: 3-14-61 Driver's License & State: 7608037 UT
Office Phone: 8012017710 Fax: — Pager: — 24-Hour: 8012017710
ATF Federal Explosives License/Permit #: 9-UT-043-33-9E-00492 Expires: 5-1-19
Handler Permit (From this or any other state): # — Expires: —

SITE INFORMATION

Location: Hidden Hollow phase II
Blasting Date: TBD Time Start: 10 AM Time End: 2 PM
Blasting Date: — Time Start: — Time End: —
Name of Constructing Project: Hidden Hollow Phone (Emergency): 8012017710

REQUIREMENTS (must be attached)

- | | |
|--|--|
| ☐ Site Safety Plan (Must show #shots, distances, amounts, etc.) | ☐ Explosives Storage Plan on Site |
| ☐ \$1,000,000 or higher General Liability Insurance Bond, | ☐ ATF clearance letter & employee |
| ☐ Policy rider listing Unified Fire Authority on policy, | possessor list |
| original to follow within 3 days. | |
| ☐ Check for \$150.00/Single Event | |
| ☒ Check for \$350.00/2 or More Events in Year | ☐ Seismic Monitoring Plan |

It is understood and agreed that the holder of this Permit shall indemnify and hold harmless and the Unified Fire Authority from and against all losses and claims, demands, payments, suits, actions, recoveries, and judgments of every nature and description brought or recovered against it by reason of any omission or act of the Permittee, its agents, or employees in the execution of the contract authorized by this Permit. The Permittee shall obtain, maintain, and pay the premiums for liability insurance in the amount of \$100,000.00 U.S. dollars with provisions that will protect the county from contingent liability under this Permit and proof of such insurance policy or policies shall be attached to the application prior to approval being given. Permittee shall provide a fire watch during, and for a reasonable time afterwards, to extinguish any and all smoldering debris. Permittee must provide their own water supply and equipment for that task. Permittee must notify the Fire Department by the quickest means possible of any and all working fires. Any questions should be directed to the UFA Investigations Bureau at (801) 619-7951.

Applicant Signed by: Shawn Miller Title: MANAGER
Approving Investigator: Nicole H. [Signature] Title: INV

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF
Correspondence To
ATF - Chief, FELC
244 Needy Road
Martinsburg, WV 25405-9431

License/Permit
Number

9-UT-043-33-9E-00492

Chief, Federal Explosives Licensing Center (FELC)

Expiration
Date

May 1, 2019

Name
4TH & GOAL DRILLING AND BLASTING LLC

Premises Address (Changes? Notify the FELC at least 10 days before the move.)

5675 STARR LANE
OAKLEY, UT 84055-

Type of License or Permit

33-USER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

4TH & GOAL DRILLING AND BLASTING LLC
PO BOX 670
OAKLEY, UT 84055-

Licensee/Permittee Responsible Person Signature

Position/Title

Printed Name

Date

ATF Form 5400.14/5400.15 Part 1
Revised October 2011

Previous Edition is Obsolete

4TH & GOAL DRILLING AND BLASTING LLC-5675 STARR LANE-84055-9-UT-043-33-9E-00492-May 1, 2019-33-USER OF EXPLOSIVES

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: 4TH & GOAL DRILLING AND BLASTING LLC

Business Name:

License/Permit Number: 9-UT-043-33-9E-00492

License/Permit Type: 33-USER OF EXPLOSIVES

Expiration: May 1, 2019

Please Note: Not Valid for the Sale or Other Disposition of Explosives.

FOR OFFICE USE ONLY

Fees received by: _____ Date of submittal: _____

Amount paid: _____ Receipt number: _____

Engineering approval: _____ Date of approval: _____



BLASTING PERMIT APPLICATION

Applicant & Project Information

Property Owner: Hidden Canyon, LLC

Address: 2601 N. Manksgrove Way #100 Lehi, UT 84043

Phone: 801.616.2300 Cell: 801.616.2300 Email: ryan@cadencehomes.com

Blasting Company's Name: 4th & 6000 Drilling and Blasting, LLC

Address: P.O. Box 670 Oakley, Utah 84055

Phone: 801-201-7710 Cell: 801-201-7710 Email: shawn98@me.com

Blasting Company's ATF License Number: 9-UT-043-33-9E-00492

Approximate Address of project site: Hidden Hollow Parkway + Pony Express

Size of subject property: 5 Acres

Amount of material to be produced by blasting activities (in cubic yards): <1000 yds.

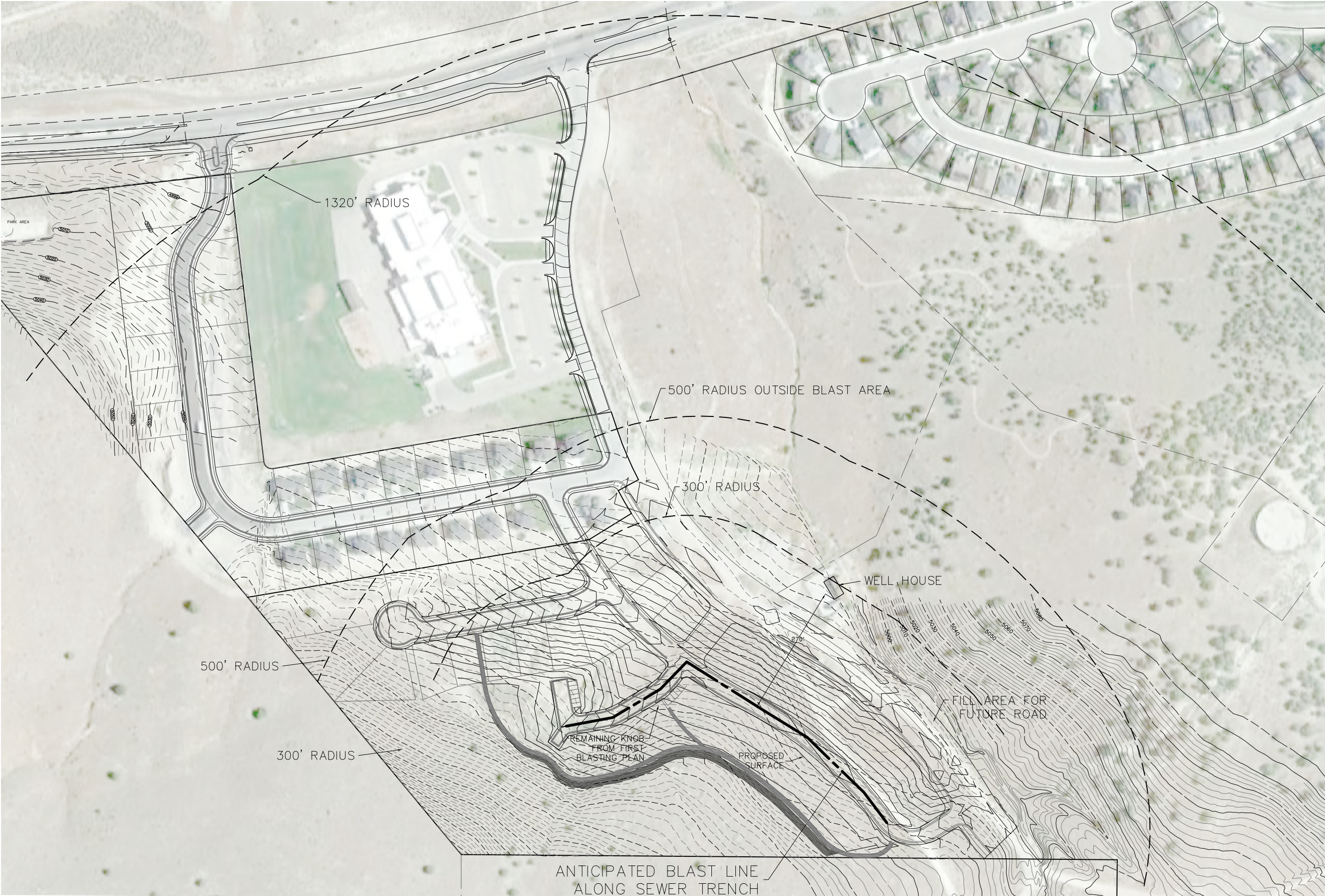
Estimated improvement cost: \$50,000

Estimated start date: ~~4/20/19~~ 5/1/19 Estimated completion date: ~~5/20/19~~ 6/15/19

Description of the project. Include proposed number of blasts and intensity of each blast.

Trench Blast for utilities plus clean-up blast
on one location where previous blasting missed.
Planning on 6 blasts total. Previous blast permit
requested 24 blasts, we completed work w/ 11 blasts.

HIDDEN HOLLOW SECOND PHASING BLASTING ALONG UTILITIES



NOTE:
THE PURPOSE OF THIS PLAN IS TO
SHOW THE POTENTIAL BLAST AREA
ALONG THE SEWER TRENCH FOR THE
SECOND PHASE OF THE HIDDEN
HOLLOW PROJECT. THE PURPOSE OF
THIS PROJECT IS TO:
1- BLAST ALONG THE SEWER TRENCH
FOR THE UPPER ZONE OF THE SECOND
PHASE
2- ALLOW FOR UTILITIES TO BE
CONSTRUCTED IN THE PROPOSED
ROADWAY.

CONTRACTOR TO FOLLOW THE NEW
EAGLE MOUNTAIN CITY STANDARDS
FOR BLASTING.

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	03/27/19
4				CGO FILE:	
J:\RYAN BYBEE\EAGLE MOUNTAIN\dwg\Prelim_Utility.dwg					

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW

BLASTING PLAN SEWER TRENCH

JOB
CCEM
SHEET NO.
1



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Heights Village Master Development Plan.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	NA		
APPLICANT:	Kirt Peterson (Horizon Development)		
GENERAL PLAN DESIGNATION Foothill Residential	CURRENT ZONE Residential	ACREAGE 51.38 Acres	COMMUNITY City Center / South Town

PUBLIC HEARING:

No

REQUIRED FINDINGS:

The project is not within 200 feet of a 25% slope, thus no slope stability study is required.

Per 17.60.150 of EMMC, "New subdivisions that are being proposed adjacent to existing or approved subdivisions and master development plans, building lots in an agriculture zone, or Camp Williams and BLM properties shall have lots that transition in accordance" to the standards within table 17.60.150(1). The adjacent property is unbuilt agriculture land (not building lots), and the nearest lots (those in Eagle Point I and J across Eagle Mountain Boulevard) are under 1/4 of an acre in size. Per 17.60.150, duplexes are allowed adjacent to 1/4-acre lots, thus this proposal meets the lot size transitioning requirement. If this project is built, there is nothing in the transitioning code that would require lots next to development to have maximum lot sizes as the transitioning code only dictates minimum lot sizes.

Per 17.55.120(c) of EMMC, two-family dwellings require "two stalls per dwelling unit with one space per unit to be within a fully

RECOMMENDATION:

Since review by the Planning Commission, the applicant has removed eight buildings (16 units), removed a clubhouse, and increased the improved open space provided.

BACKGROUND:

A summary of key issues that still require some clarification, or council approval is provided below, with references to detailed analysis (provided in parenthesis).

- Connectivity: The project largely conforms to code standards with one block exceeding minimum standards (Paragraph Three)
- Safe Routes to School: The applicant is not proposing any offsite safe route to school development (Paragraph Two)
- Improved Open Space: The applicant is proposing an open space "buy down" of approximately 0.28 acres; however, staff has some questions about the calculation of improved open space, retention/detention basins, and the location of amenities. Some of these questions may be answered between now and the meeting, and updates may be provided at the meeting (Paragraphs Five, Six, Seven, Eight, Nine, and Thirteen)
- Pool: Rather than provide two pools, the applicant is proposing one pool that is sized at 1,656 SF and provided over 5 SF of pool space per unit (Paragraph Eleven)
- Building elevations: Building elevations, including garage location, and building facades for Tier III developments require City Council Approval (Paragraphs Twelve and Fourteen)
- Setbacks: Tier III developments with setbacks less than 20' between buildings require City Council approval; applicant is proposing 15' setbacks (Paragraph Fifteen)
- Clubhouse: projects with more than 250 units are required to provide 2 clubhouses; the applicant is proposing 1 very large clubhouse (larger than 2 clubhouses that meet code) rather than 2 smaller clubhouses; he is also

enclosed garage." The applicant is proposing for each unit to have a two-car garage, thus the applicant complies with this code.

EMCC 17.72.040.F.1 states, "Multifamily structures shall utilize at least two exterior materials, including stucco, vinyl or fiber/cement siding, decorative rock/stone, brick or other material deemed appropriate by the Planning Director. Each material shall be used on a minimum of 30% of the building, and used on all sides of the building." The proposed elevations do include multiple materials, but the percentages of materials should be confirmed to be at least 30%.

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

On March 12, 2019, the Planning Commission reviewed the proposed Eagle Heights Village site plan, master development plan, and conditional use permit. The Planning Commission expressed concerns with parking availability for the splash pad, and the funding of park improvements were discussed. Access and roads were discussed and the Planning Commission expressed concern with awarding amenity points for clubhouses; off-site trails were also discussed. The Planning Commission wanted to ensure garages did not dominate the building facades, and asked for variation within the project.

A single member of the public made comment and asked about the spacing of access into the project. The accesses off Lake Mountain Road are spaced for a collector road, since Lake Mountain Road acts as such.

The Planning Commission felt the project did not comply with

providing a restroom/changing rooms building with the pool; this requires City Council approval (Paragraph Sixteen)

- Access: The project to the North of this project has a widened access (with an island between the in and out lanes); because this project is proposing to be built without an island separation there is a safety concern with access into the project (Paragraph Seventeen)

PARAGRAPH ONE: Eagle Mountain Boulevard is shown on the City's master transportation plan as a major collector road (94' ROW) with 40.5 feet on each side of the median. Currently, there is approximately 35 feet of right-of-way on the south side of Eagle Mountain Boulevard, meaning the applicant will need to dedicate approximately 5.5 feet of right-of-way along Eagle Mountain Boulevard. The applicant currently shows a pedestrian path in this area, which can (and should) remain in the shown location, but within City right-of-way. The Applicant has indicated they will comply with this requirement.

PARAGRAPH TWO: According to the Alpine School District school boundary map, Eagle Heights Village will send elementary students to Mountain Trails Elementary School. Currently, the nearest pathway on the south side of Eagle Mountain Boulevard is approximately 1,800 feet from the property boundaries. In order to provide a safe route to school (SRTS), the applicant has proposed a crosswalk across Eagle Mountain Boulevard connecting to existing trails on the north side of the road. If the City Council does not believe that the proposed crosswalk does enough to provide a SRTS, it may be appropriate to require the applicant to connect the trail along the south side of Eagle Mountain Boulevard to existing trails to the west (or a trail mid-way through the project to connect to the trail in the Eagle Point park). If the City Council requires the applicant to complete the off-site trail, the applicant could be granted amenity points for the installation, which may result in the applicant removing or reducing the size or scale of currently proposed open space amenities within the project, or use it as a buy-down of required open space acreage. Some type of reimbursement agreement could potentially be worked out as well.

PARAGRAPH THREE: Per 16.30.090 of EMMC, the minimum connectivity score for a Tier III development is 1.75. This project has a connectivity score of 1.76. The maximum block length for a Tier III development is 600 feet (or 900 feet with a mid-block pedestrian connection); the project does contain mid-block pedestrian connections, so 900' long blocks do comply with code; however, the longest block length within this development is approximately 1,100 feet (Stallion Street from Oak Boulevard to Ivy Lane). In order to comply with connectivity standards, an additional road connection is needed between Oak Boulevard and Stallion Street.

PARAGRAPH FOUR: Per 17.60.120.R of EMMC, developments with "side or rear lot lines abutting an arterial road or collector road right-of-way shall

the Future Land Use Plan for the City, and it was discussed that the project was already zoned Residential and had residential entitlements and wasn't seeking to rezone. The applicant, staff, and Commissioners discussed what documents the project should be reviewed under, and the Planning Commission felt the Future Land Use Plan should be the guiding document; the applicant felt it should be current zoning code.

The Planning Commission recommended approval of the Eagle Heights Village site plan and master development plan to the City Council with the following conditions:

- 1) Rock/stone shall make up at least 30% of the building and be used on all sides of the buildings;
- 2) 5.5 feet of right-of-way along Eagle Mountain Boulevard shall be dedicated to the City at the time of plat recording;
- 3) An additional road connection shall be provided between Oak Boulevard and Stallion Street (in the northern section of the project);
- 4) Collector road fencing shall be required adjacent to Eagle Mountain Boulevard, Lake Mountain Road, and future Airport Road;
- 5) Applicant shall comply with any traffic mitigation required by the City Engineer;
- 6) Additional open space shall be provided, combined with an existing open space area to create a larger, more usable park area with a grass play field; and
- 7) Parking stalls shall be added to the pool area according to current parks and open space master plan.

The Planning Commission voted (4-0) to recommend approval to the City Council.

install privacy fencing consistent with Eagle Mountain collector and arterial fencing standards found in 16.35.090; an applicant may propose alternative fencing standards to the City Council." This development will require collector road fencing for all lots that back onto Eagle Mountain Boulevard, Lake Mountain Road, and units on the west side of the project (adjacent to the future arterial road, commonly referred to as Airport Road). This fencing shall be consistent with the adopted fencing standards, unless the applicant receives approval from the City Council for an alternative fencing standard. The applicant has proposed a block wall around the entire project, block walls are generally considered to be an appropriate fencing, and the council should determine if proposed wall is sufficient.

PARAGRAPH FIVE: Per 16.35.105 EMMC, an applicant is required to provide 1,000 square feet of improved open space per unit; in addition to improved open space, an applicant is required to provide 100 amenity points per acre. All parks are required to provide a mixture of amenities, and no more than 33% of the required amenity points may be met by a combination of trails and parking. Section 16.35.130 goes on to state, "An applicant may propose a 'buy down' of open space acreage by including additional amenities at a ratio of 150 points per acre, to be approved at the discretion of the Planning Commission and City Council." This buy down has been used in the Oak Hollow project. This code is intended to encourage developers to build parks that are smaller in size, but provide higher quality amenities.

PARAGRAPH SIX: The applicants proposal is for 294 units, therefore, the development is required to provide 6.75 acres of improved open space, and 675 amenity points. The applicant is proposing to provide 6.47 acres of improved open space, and buy down the remaining .28 acres of improved open space (approximately 4.1% of total open space). .28 acres of improved open space would require 28 amenity points and calculating a buy down at 150%, 42 amenity points are required. The applicant would be required a total of 717 amenity points (675 + 42) to meet the open space buy down provision.

PARAGRAPH SEVEN: Staff has some concerns with the numbers provided by the applicant concerns include: 1) Park #1 is shown at 1.71 acres, however, the park plan provided by the applicant does not include plans for a large portion of the park (Everything along the north edge of the project, or at the entrance to the development. Park #1 also contains the community maintenance building which is shown with a fenced paved/graveled yard which should not be considered park space. Park #6 is proposed at 3.56 Acres, however, this does not tell us what percentage of the park is proposed as retention/detention basins, per 16.35.105.A.8 no more than 75% of a basin may count as improved open space, and the total percentage that is allowed as open space is to be determined by the approval authority (CITY COUNCIL). Because of these questions that remain it is impossible for staff to determine exactly how much improved open space is actually being provided, and what

PREPARED BY:
Taylor Jensen, Planning

amount needs to be approved as a "buy down".

PARAGRAPH EIGHT: Other concerns staff has with the proposed parks plan include: Playgrounds in both Parks #5 and Park #6 are shown in what appears to be retention/detention basins, improved amenities should not be shown in basins. Park #5 also appears to be hidden from view, and in the opinion of staff, the playground should either be removed and added to the playground in Park #1 or Park #5 creating a better play facility, or Park #5 should be moved to be in line with east-west road to provide additional visibility.

PARAGRAPH NINE: The applicant is proposing a total of 842 amenity points. Of the 842 amenity points, 102 come from parking or trails, per 16.35.105.A.13 no more than 33% of required amenity points may come from parking or trails (for 675 amenity points 33% is 222.75) thus the applicant complies with the standard that requires no more than 33% of amenities to come from parking or trails. In response to city feedback the applicant is no longer assigning amenity points to community centers, and has reduced the amenity points they are requesting from Garden Boxes to 50 points (from 100) and is proposing 50 amenity points to come from sports court lighting. It should be noted even if 0 amenity points were granted for these amenities, the applicant would still be providing 742 amenity points, which exceeds minimum requirement of 717.

PARAGRAPH TEN: The applicant has completed a traffic study which shows the existing level of service for the study intersections (Eagle Mountain Boulevard and Pony Express Parkway, and Lake Mountain Road and Eagle Mountain Boulevard) as Level of Service (LOS) A. With the project and mitigation, the traffic study shows all intersections with a LOS A. The recommended mitigation is as follows: Restriping the eastbound approach of Pony Express Parkway/Eagle Mountain Boulevard intersection with two lanes entering the roundabout. The inner lane would be for left-turn and through vehicles, and the outer lane would be for right-turn vehicles only. The City Engineer has reviewed this traffic study and has some concerns that the roundabout may not be wide enough to allow for two traffic lanes throughout. Traffic studies completed for other projects anticipate the need for a traffic signal at the roundabout. The applicant shall be required to comply with any traffic mitigation required by the Eagle Mountain City Engineer.

PARAGRAPH ELEVEN: Per EMMC 17.30, multifamily developments that have 150 or more units must provide a 1,000-square foot pool, which may serve up to 250 units. The applicant is proposing 294 units which requires two swimming pools. The applicant is proposing one swimming pool. The proposed pool size is 69'x24' for a total 1,656 SF. In the past, the City Council and Planning Commission have allowed developers to provide one larger pool instead of two smaller pools. The City Council recently determined that pools should provide at least 4 square feet of pool space per dwelling unit

served, however, this has not been codified, and the council was clear that the standard of 4sf per dwelling unit that was adopted for the project in question did not create a precedent that had to be followed for future projects. For the council's reference: 4 sf per unit for 294 units, is 1,176 square feet. The proposed swimming pool of 1,656 square feet provides approximately 5.63 square feet per dwelling unit, which is more than what has been approved in other developments.

PARAGRAPH TWELVE: 17.72.030.C. states, "Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. [...] If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade." This project has garages placed along the front facade of the buildings, and while some of the elevations attempt to pull the garages back, the elevations are to a large extent dominated by garages. It is up to the City Council to determine if the garages dominate the elevations or not.

PARAGRAPH THIRTEEN: 17.72.030.D. of EMMC states, "The different elements of a site shall be arranged in a way that maximizes usable open/plaza space. This is especially important in multifamily projects. Buildings should be clustered and open space should be combined in larger, more usable areas. Creativity with open space design is also encouraged." The open space in this project is not clustered together, and instead is provided in several small parks spread through the development. The use of concrete planter boxes and a pool area are creative design elements. It is up to the City Council to determine if the applicant's proposed parks plan meets the intent of this code. It should be noted that the applicant has created a new larger park area (park area 6) in response to concerns raised about lack of a large grassy park, it shall be up to the council to determine if this proposal meets the intent of the code.

PARAGRAPH FOURTEEN: EMCC 17.72.040 defines architectural standards for multifamily developments including the following: sloping roofs, overhanging eaves, multiple roof planes and heights, and for vertical and horizontal articulation and relief that "reduces the perceived scale of buildings." EMCC 17.72.04.E.2 states, "Multifamily buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, pop-outs, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable." The proposed elevations have sloping roof planes and heights and some articulation, but the walls remain largely paneled, and the buildings do not appear to incorporate a majority of the features called for in Municipal Code. It is up to the City Council to determine if the features provided meet the intent of this code.

PARAGRAPH FIFTEEN: Per 17.25.140 of EMMC, buildings within Tier III developments shall be twenty feet apart unless otherwise approved by the City Council. The applicant is proposing the buildings with separations of approximately 15 feet. A number of multifamily projects in the city have been approved with side setbacks between 10 and 15 feet, it is up to the City Council to determine if 15 side setbacks between units is appropriate in this case (it should be noted that single family detached lots typically have combined setbacks of 10' - 20' feet, with 15' setbacks between structures being very common).

PARAGRAPH SIXTEEN: Per EMCC 17.30, multifamily developments are required to provide clubhouses that are a minimum of 1,200 square feet in size. Per code, a clubhouse may serve up to 250 units. The applicant is proposing to provide 294 units with only one clubhouse and a restroom/changing room building. The proposed clubhouse is 3,500 Square feet, which is larger than the requirements of two 1,200 sf clubhouses (2,400 sf total); it shall be up to the council to determine if one very large clubhouse rather than two small clubhouses meets the intent of code.

PARAGRAPH SEVENTEEN: The access into Eagle Point I and J located directly to the north of the proposal has an island separating the in and outgoing lanes. The applicant is proposing a single access in and out of Eagle Heights Village. It is the opinion of staff that this creates an unsafe intersection as the accesses are not aligned. It is the opinion of staff that, for safety reasons, the applicant should match the access provided to the north of the project, and neck down the road to their current alignment as the road moves south from the intersection.

PARAGRAPH EIGHTEEN: The applicant will be required to provide street lighting along Eagle Mountain Boulevard, and Lake Mountain road (as well as internally within the project) in compliance with standards found in 15.10.390.

Attachments:

Master Development Plan/Preliminary Plat
Phase I Environmental Report
Traffic Impact Study - Eagle Heights Village
Proposed Elevations
Parks and Open Space Worksheet - Updated 4.30.19
Open Space Calculations
Parks Plan
Proposed Concrete Wall
Proposed Pool
Monument Sign Plan
03.12.19 PC Approved Minutes
ORD--Eagle Heights Village Master Development Plan
Eagle Heights Village Parks Plan

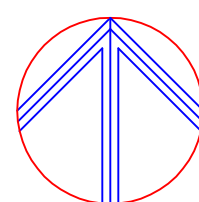
- EAGLE HEIGHTS VILLAGE*
PART OF SECTION 18
TOWNSHIP 6 SOUTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH
SITE PLAN

EAGLE HEIGHTS VILLAGE

PART OF SECTION 18
T6P 6 SOUTH RANGE 1 WEST
LAKE BASE AND MERIDIAN
SLE MOUNTAIN, UTAH
SITE PLAN

SITE PLAN

NORTH



0 100 200ft.
SCALE 1" = 100'-0"



VICINITY MAP

PROJECT



REVISION							
DATE	BY						
		 ALLIANCE CONSULTING ENGINEERS 150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321					
		EAGLE HEIGHTS VILLAGE SITE PLAN					
		PART OF SECTION 18 TOWNSHIP 6 SOUTH RANGE 1 WEST SALT LAKE COUNTY AND MERIDIAN EAGLE MOUNTAIN, UTAH					
SCALE:	AS NOTED	DRAWN BY:	AM	CHECKED BY:	AM	DATE:	2-2019
		APPROVED BY:	BL	DWG DATA:		EAGLEAMNUNCONCEPTING	

PHASE I ENVIRONMENTAL SITE ASSESSMENT

EAGLE MOUNTAIN PROPERTY

Approximately East Eagle Mountain Boulevard & North Lake Mountain
Road
Eagle Mountain, Utah

WT Reference No. 6128JA159

Prepared For:

Horizon Development Enterprises, LLC
1466 North Highway 89, Suite 220
Farmington, Utah 84025

September 25, 2018



Sarah Reddinger
Environmental Scientist



Vicki L. Aullman
Environmental Project Manager, SLC



September 25, 2018

Horizon Development Enterprises, LLC
1466 North Highway 89, Suite 220
Farmington, Utah 84025

Attn: Mr. Kirt Peterson

Re: Phase I Environmental Site Assessment WT Job No. 6128JA159
Eagle Mountain Property
Approximately East Eagle Mountain Boulevard & North Lake Mountain Road
Eagle Mountain, Utah

Western Technologies Inc. presents this Phase I Environmental Site Assessment of the Eagle Mountain Property at approximately East Eagle Mountain Boulevard & North Lake Mountain Road in Eagle Mountain, Utah. The results of our assessment, significant findings and conclusions are presented in the enclosed report.

This report completes the agreed scope of services. If you have any questions or if we may be of further assistance to you, please do not hesitate to contact us. Thank you for allowing us to provide these services.

Sincerely,
WESTERN TECHNOLOGIES INC.

Vicki L. Aullman
Environmental Project Manager

Copies to: Addressee (1)

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EXECUTIVE SUMMARY

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of the Eagle Mountain Property at approximately Eagle Mountain Boulevard and North Lake Mountain Road, Eagle Mountain, Utah. The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions (RECs), in connection with the Property.

The Property consisted of vacant, undeveloped land and is planned for development as a residential subdivision. The entire parcel is approximately 195.7 acres. The ground surface was covered with weeds and dirt. A couple of dirt roads run through the Property. North Lake Mountain Road paved road ran through the Property. Utilities were along the adjoining streets and new residential housing was to the north and far west of the Property. The mountain was located to the east and vacant undeveloped farm land was to the south. Large power lines ran from north to south along the western portion of the Property and several pad mounted transformers were located on the Property along North Mountain Road.

WT did not observe evidence of physical features indicative of past uses of the Property, or to the extent observable, of the adjoining sites or surrounding area on historic aerials and topographic maps. Historic aerial photographs and topographic maps indicate the Property has been vacant, undeveloped land since at least 1939. WT did not find information through this ESA process to suggest that offsite locations had contributed to or caused potential impacts leading to recognized environmental conditions on the Property, under current conditions.

WT found no regulatory agency database entries pertaining to the Property or sites within the designated ASTM minimum search distances.

This ESA revealed no evidence of RECs currently in connection with the Property, and WT makes no recommendations for further assessment at this time. If additional information becomes available or known that may suggest the presence of RECs currently in connection with the Property, contact this firm for potential recommendations.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

EAGLE MOUNTAIN PROPERTY APPROXIMATELY EAST EAGLE MOUNTAIN BOULEVARD & NORTH LAKE MOUNTAIN ROAD EAGLE MOUNTAIN, UTAH

JOB NO. 6128JA159

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of the Eagle Mountain Property at approximately East Eagle Mountain Boulevard & North Lake Mountain Road, Eagle Mountain, Utah ("the Property"). According to Utah County Assessor records, the Property consists of a portion of parcel number 59:018:0037 and is part of the Eagle Mountain Property. The cadastral description of the Property relative to the U.S. Public Land Survey System is generally within the northeastern quarter of Section 18, Township 6 South, Range 1 West, Eagle Mountain, Utah County, Utah. Figure 1 in Appendix A shows the approximate location of the Property.

1.1 Project Authorization

Western Technologies Inc. (WT) was authorized by Horizon Development Enterprises, LLC to perform this ESA according to WT Contract No. 6128PA141 dated August 24, 2018.

1.2 User Reliance

WT prepared this ESA for Horizon Development Enterprises, LLC. This ESA may not be utilized or relied upon by any other person or entity without the express written consent of WT and the completion of the User's responsibilities as described in ASTM E 1527-13 and the All Appropriate Inquiries Rule (AAI Rule).

1.3 Environmental Professionals Statement

By our signatures on this report, We, Sarah Reddinger and Vicki L. Aullman, declare that, to the best of our professional knowledge and belief, We meet the definition of Environmental Professional as defined in 40 CFR § 312.10. We have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

1.4 Purpose

The purpose of this ESA was to identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions (RECs) in connection with the Property. According to the ASTM E 1527-13, RECs are "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances

and petroleum products under circumstances in compliance with applicable law. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

1.5 Scope of Services

The scope of services for this ESA generally followed the applicable provisions of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13) and the scope and limitations in our contract for this project, and consisted of a reconnaissance of the Property, interviews, a review of physical setting information, reviews of historical use research, reviews of standard Federal and State databases and local records, and preparation of this report.

2.0 PROPERTY AND AREA INFORMATION

The reconnaissance of the Property was performed by Vicki L. Aullman on September 12, 2018. No limiting conditions were encountered during the reconnaissance of the Property. Pictures taken during the reconnaissance of the Property are included in Appendix B. Figure 2 in Appendix A depicts general features observed on the Property.

2.1 Current Property Use and Occupancy

The Property consisted of vacant, undeveloped land and is planned for development as a residential subdivision. The entire parcel is approximately 195.7 acres. The ground surface was covered with weeds and dirt.

2.2 Property Improvements and Features

A couple of dirt roads run through the Property. North Lake Mountain Road paved road ran through the Property. Utilities were along the adjoining streets and new residential housing was to the north and far west of the Property. The mountain was located to the east and vacant undeveloped farm land was to the south. Large power lines ran from north to south along the western portion of the Property and several pad mounted transformers were located on the Property along North Mountain Road.

2.3 Utilities

Utilities serving the surrounding Property included water, power, gas, sewer and phone at the roads at the west and north side.

2.4 Current Adjoining Property Use and Description

The area of the Property was within a residential and vacant area of Eagle Mountain, Utah. The sites adjoining the Property consisted of the following:

- North was residential housing across Eagle Mountain Boulevard.
- South was vacant undeveloped farmland.
- West was vacant undeveloped land and a new residential subdivision.
- East was vacant undeveloped farm land and to the far east was the mountain side.

Based on our observations during the reconnaissance, we did not identify evidence of potential RECs on the Property resulting from activities on the adjoining sites.

2.5 Physical Setting Sources

Topographic maps from the United States Geological Survey (USGS) and hydrogeologic reports from the Utah Geological Survey (UGS) were reviewed as standard physical setting sources of information about Property and surrounding area. The physical setting information represents a general indication of topographic and hydrogeologic conditions that may reflect pathways for the migration of hazardous substances and petroleum products onto or away from the Property. However, this regionally-based information may not accurately describe current site-specific physical setting conditions.

According to the USGS Cedar Fort Quadrangle 7.5 Minute Series topographic map (1997), the Property has an approximate elevation ranging from 4,890 to 4,930 feet above Mean Sea Level (MSL) and the terrain slopes down to the northeast.

3.0 RECONNAISSANCE FOR KNOWN AND SUSPECT RECS

This section provides information about potential sources of known and suspect RECs in connection with the Property.

3.1 Potential PCB Sources

Electrical transformers, capacitors, and possibly hydraulic equipment including elevators, are potential sources of PCBs.

Pad mounted transformers were installed along North Lake Mountain Road and were labeled as PacifiCorp transformers. All existing PacifiCorp Power transformers were declared PCB free in 1986, meaning they contain less than 1 ppm of PCBs. The transformers were labeled as containing No PCBs.

3.2 Aboveground Storage Tanks (ASTs)

ASTs consist of portable fuel tanks on construction sites, portable fertilizer tanks in agricultural fields, process tanks in industrial applications, large bulk storage tanks at distribution facilities, storage tanks for the dispensing of fuel and lubricants and for the collection of liquid waste materials, and as integral fuel tanks to back-up power generators.

No ASTs or surface indications of former ASTs were noted during the reconnaissance.

3.3 Underground Storage Tanks (USTs)

Surface indications of existing or former USTs includes pump islands, fill ports, vent pipes, vapor monitoring wells, inventory monitoring equipment, asphalt patches over former tank pits or fuel lines, and remedial systems.

None of the listed surface indications of existing or former USTs was noted during the reconnaissance.

3.4 Hazardous Substances, Petroleum Products, and Containers

At the time of the reconnaissance, WT did not observe indications of the usage, storage, or disposal of hazardous substances or petroleum products in connection with current Property uses. WT did not observe the presence of containers, including drums, pails, bags, bins, silos, or pressurized cylinders, holding hazardous or unknown substances or petroleum products.

3.5 Solid Waste Indicators

Indications of solid waste storage or disposal include dumpsters, roll-off containers, waste piles, uncontrolled disposal of trash, demolition debris, construction debris, or vegetation, wildcat dumping, tires, litter, unusual mounding or depressions, fill or suspected fill from unknown sources, and debris commingled in disturbed surface areas.

Solid waste indicators were not observed on the Property during the reconnaissance.

3.6 Wastewater, Stormwater, and Other Liquid Discharges

Wastewater discharges include existing or former surface impoundments, oil/water separators, sumps, catch basins, injection wells, drywells receiving non-storm water related discharges, wastewater treatment systems, septic systems including tanks, leach fields, and seepage pits, exterior pipe discharges, pits, ponds, and lagoons.

Indications of the listed wastewater or stormwater discharges were not seen on the Property during the reconnaissance.

Indications of spills or releases of liquid phase materials consist of odors, pools of liquid, stains,

corrosion or discoloration on floors, pavement or the ground surface, sheens on water, and stressed vegetation.

No surface indications of the listed liquid waste indicators were observed on the Property during the reconnaissance.

3.7 Air Emission Control Equipment

Air emission control equipment can include laboratory hoods, exterior vent stacks, incinerators, chimneys, bag houses, cyclones, and paint booths and result in the generation of used products or materials consisting of hazardous substances or petroleum products.

No indications of air emission control equipment were noted on the Property during the reconnaissance.

3.8 Existing or Former Wells

Wells can be identified through the presence of well casings extending above the ground surface, turbines or pumps, a water storage tank, pressure tank, or water distribution piping, or traffic-rated covers over monitoring wells. Water produced from wells can be utilized for irrigation, public distribution, personal consumption, or environmental or hydrological monitoring or remediation.

No indications of groundwater wells were observed on the Property during the reconnaissance. According to the State of Utah Department of Water Rights website (maps.waterrights.utah.gov), there are no recorded wells on the Property.

4.0 INTERVIEWS

This section summarizes information from interviews conducted as part of this ESA. Questionnaires completed by interviewees and other correspondence are presented in Appendix C.

4.1 Interviews with the User of this Report

Horizon Development Enterprises, LLC has been identified as the "User" of this ESA and Mr. Kirt Peterson, representing the User provided information consistent with the User Responsibilities described by ASTM E1527-13 by answering and returning WT's User Questionnaire about the Property.

They did not know of any documents or reports that would be helpful in reviewing the environmental conditions of the Property. The User indicated that the purchase price of the Property is consistent with the fair market value for comparable properties. They were not aware of a valuation reduction of the Property due to environmental issues.

The User was not aware of environmental clean-up liens, engineering controls, institutional controls, or land use restrictions, or of litigation or administrative actions regarding environmental laws. They

were not aware of commonly known or reasonably ascertainable information about the Property and they did not identify any special knowledge about the Property, the surrounding area, or the type of business occurring on the Property, based on their personal and professional experience.

4.2 Interviews with the Property Owner, Current Operators, or Occupants

Ms. Angie Poulsen completed WT's owner questionnaire on behalf of Tiffany Walden, the current Property Manager/Owner and representative of Lake Mountain Development LLC. She has been familiar with the Property for ten years. She was unaware of any environmental issues with the Property.

4.3 Interviews with Past Owners, Operators, or Occupants

WT did not interview past owners, operators, or occupants of the Property because past owners were not available. However, as the historical use of the Property is well documented by other sources, WT does not believe this data gap is significant.

4.4 Interviews with Others

WT routinely contacts State and Local Government Agencies about information and records concerning the Property. These contacts/interviews may be made by telephone or writing, and they are documented in Section 6 of this report. If WT identifies government officials with specific information about the Property, these interviews are also summarized in this section of the report. We did not identify government officials with direct knowledge of the Property.

WT did not identify other individuals likely to possess information useful for the identification of RECs at the Property; consequently, no additional interviews were conducted.

5.0 HISTORICAL RECORDS INFORMATION

The objective of consulting historical sources was to develop a history of obvious uses of the Property back to 1940, or to the first developed use of the Property, whichever is earlier, unless a data failure occurred. The earliest standard historical source reviewed for this ESA was dated 1939. Therefore, data failure occurred while attempting to document historical uses back to 1940 or the first developed use. Additionally, the intervals between some standard historical sources reviewed for this ESA exceeded 5 years between 1939 and 2016. However, the available historical documents indicate the Property was primarily vacant undeveloped land on and surrounding the Property. Therefore, the data gaps have no impact on the conclusion that there are no recognized environmental conditions currently in connection with the Property.

5.1 Property Tax Files

According to Utah County Assessor records, the Property is owned by Lake Mountain Development LLC and the parcel number is 59:018:0037. The overall parcel area is 195.7 acres, of which the Property is the western majority.

5.2 Land Title Records

A chain-of-title was not provided to WT by the Client or Owner.

5.3 Zoning/Land Use Records

The Eagle Mountain Planning Department was contacted for information about zoning and land use classifications for the Property and surrounding area. According to the City's website, the Property is within the zoning designation of Incorporated City Limits.

5.4 Local Street Directories

Local Street Directories are annual publications that list the names of telephone service recipients by address. The information contained in Local Street Directories may be useful in determining the type of facility or business that operated at a particular address in a given year.

Available volumes of City Directories from the University of Utah Marriott Library Special Collections department did not provide coverage of the Property.

5.5 Building Inspection Records

Building Inspection Records were not inspected as historical records indicated no structures on the Property.

5.6 Fire Insurance Maps

Fire Insurance maps were produced by private fire insurance map companies and depicted physical features and developments on land. These maps typically cover older sections of metropolitan areas.

Available Fire Insurance Maps from the University of Utah Marriott Library Special Collections department did not provide coverage of the Property.

5.7 Topographic Maps and Atlases

Topographic maps were reviewed for evidence of prior land uses or structures on or adjacent to the Property. Cedar Fort and Saratoga Springs 7.5-minute series maps from 1951, 1968, 1969, 1975, 1993, 1994, 1997, and 2014 depicted the general area in which the Property is located.

The Property was depicted as vacant land, with an unimproved road travelling north-south through the center portion. In 1994, a power line was also depicted on the western portion of the Property and the road was shown as paved.

5.8 Aerial Photography

Aerial photographs from GeoSearch proprietary sources were reviewed. A total of sixteen aerial photographs with dates ranging from 1939 to 2016 were reviewed. Selected copies aerial photographs are presented in Appendix D.

Review of On Site Conditions

In the 1939 to 2016 photographs, the Property was depicted as primarily vacant, undeveloped land. From 1981 forward, the western Property area was used as an agricultural field, and Lake Mountain Road and Eagle Mountain Road appear established.

Review of Off Site Conditions

In the 1939 to 1975 photograph, the area surrounding the Property was depicted as primarily undeveloped, vacant land. By 1981, Eagle Mountain Road appears to be developed to the north of the Property and the west-adjacent properties are agricultural fields.

6.0 ENVIRONMENTAL RECORDS REVIEW

WT obtained a commercial database report from GeoSearch that included information extracted from regulatory databases and lists kept by the United States Environmental Protection Agency (USEPA) and the Utah Department of Environmental Quality (UDEQ). A copy of the database report with descriptions and release dates of the searched databases, and maps showing locations relative to the Property, is presented in Appendix E. WT also contacted local agency representatives concerning additional records information pertaining to the Property.

6.1 Federal USEPA Records Results

The Federal records maintained by the USEPA included: the National Priorities List (NPL); Comprehensive Environmental Response Compensation Liability Information System (CERCLIS) including No Further Remedial Action Planned (NFRAP) Sites; Resource Conservation Recovery Act (RCRA) Database of hazardous waste generators; RCRA Treatment Storage Disposal Facilities; RCRA Corrective Action Sites (CORRACTS); federally registered engineering or administrative controls; federal brownfields sites; and the Emergency Response Notification System (ERNS) Database.

The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched Federal USEPA databases.

6.2 Utah UDEQ Records Results

The State/Tribal records maintained by the Utah Department of Environmental Quality (UDEQ) include: the State/Tribal Sites, Solid Waste Landfills, Registered Underground Storage Tanks (USTs), and Leaking

Underground Storage Tanks (LUSTs), Brownfields, Voluntary Compliance Program (VCP), State Spills 90, and Tribal lands/sites. Engineering Controls/Institutional Controls records are not maintained by the State of Utah.

The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched UDEQ databases.

6.3 Additional Records Reviews

WT searched the State of Utah Department of Water Rights well registration records on line and found no groundwater wells on the Property.

7.0 SUMMARY OF ASSESSMENT

7.1 Findings

This section presents our opinion regarding the probable impact to the Property from known or suspect RECs which may include current RECs, historical RECs, de minimis conditions, or other environmental conditions, that were identifiable from the records reviews, interviews, and site reconnaissance

- The results of this ESA did not identify conditions likely to indicate RECs on the Property.

7.2 Conclusions and Recommendations

WT performed this ESA in general agreement with the scope and limitations of ASTM E 1527-13 of the Eagle Mountain Property at approximately Eagle Mountain Boulevard & North Lake Mountain Road in Eagle Mountain, Utah.

This assessment has revealed no evidence of RECs currently in connection with the Property, and WT makes no recommendations for further assessment at this time. If additional information becomes available or known that may suggest the presence of recognized environmental conditions currently in connection with the Property, contact this firm for potential recommendations.

8.0 LIMITATIONS

WT has performed its services in accordance with its contract with the Client, utilizing the degree of skill and care practiced by firms providing similar services in the locality of the Property. No other warranty or representation, either express or implied, is made. Not every property warrants the same level of assessment. The level of inquiry for this assessment was guided by factors including the type of property subject to assessment, the expertise and risk tolerance of the user, reasonable limits on time and cost as specified in our contract, and the ability to obtain information that was reasonably ascertainable and practically reviewable. There is a point at which the cost of information obtained or the time required to gather it outweighs the likely usefulness of the information and such cost and delay may, in fact, be a material detriment to the orderly completion of transactions.

Our review of third party information was limited as set forth in the discussion presented herein and was based on our actual knowledge of the information as presented. All results and opinions contained in third party information, including public records, are the sole responsibility of the entity producing the information. An evaluation of the completeness, accuracy, or appropriateness of the test methods or procedures employed by others was outside the scope of this ESA.

This assessment was limited to the identification of conditions likely to indicate RECs in connection with the Property, according to the definitions, scope and limitations contained in ASTM E 1527-13. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. The performance of an assessment according to ASTM E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, recognizing reasonable limits of time and cost. Therefore, if none are identified as a result of this assessment, such a conclusion should not be construed as a guaranteed absence of RECs.

The “User” or “Users” identified by ASTM E 1527-13, including the addressee, any third parties acknowledged in writing by WT, and recipients of reliance letters, are obligated to conduct the “Additional Inquiries” identified in 40 CFR §312.22 and ASTM E1527-13 independently of the Environmental Professional. These Additional Inquiries include searches for environmental clean-up liens, an assessment of the User’s specialized knowledge or experience, an assessment of the relationship of the purchase price to fair market value, and an assessment of commonly known or reasonably ascertainable information about the property.

Nothing in this ESA, nor in our contract, subsequent correspondence, or reliance letters, shall relieve a User of this report from post-acquisition “Continuing Obligations” as required by CERCLA.

9.0 REFERENCES

9.1 Contacts

Horizon Development Enterprises LLC., Mr. Kirt Peterson, 1466 North HWY 89, Suite 220, Farmington, UT 84025, 801-312-9341, kirt@horizonutah.net

Tiffany Walden, Manager/Owner Maintenance Director and Partnership, 1754 East Cedar Trails Way, Eagle Mountain, Utah, waldentiffany@gmail.com (801) 633-1661

9.2 Reports and Publications

Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, ASTM Designation: E 1527 - 13. American Society for Testing and Materials (ASTM); West Conshohocken, Pennsylvania; 2013.

The United States Code of Federal Regulations, Title 40, Part 312, Standards and Practices for All Appropriate Inquiries, 2013.

GeoSearch Radius Map[™] Report; Milford, Connecticut including proprietary aerial photographs. 1939, 1950, 1953, 1966, 1975, 1981, 1987, 1993, 1997, 2003, 2004, 2006, 2009, 2011, 2014, 2016.

United States Geological Survey, Cedar Fort & Saratoga Springs 7.5-Minute Series Topographic Maps dated 1951, 1968, 1969, 1975, 1993, 1994, 1997 and 2014.

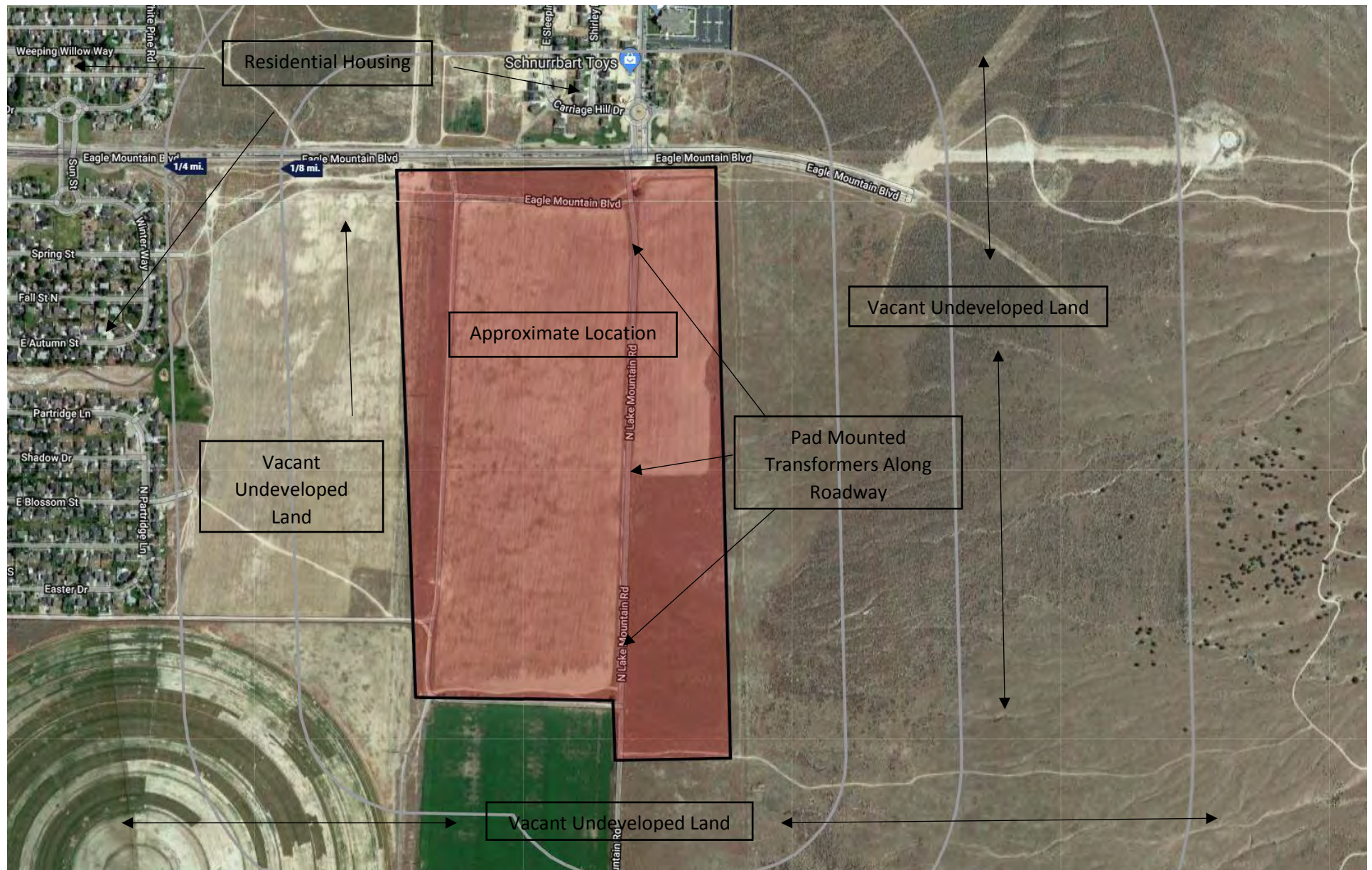
Utah Division of Water Rights, Water Rights Database, www.waterrights.utah.gov.

APPENDIX A FIGURES



Figure 1: Environmental Site Assessment





**APPENDIX B
PICTURE LOG**

Eagle Mountain Property
Eagle Mountain Boulevard & North Lake Mountain Road, Eagle Mountain, Utah
Photographic Log

WESTERN TECHNOLOGIES INC.

WT Job No.: 6128JA159

Date: 9-12-18



Picture 1 – Looking to the northeast from the northwest side of the Property.



Picture 2 – Looking to the southwest from the northwest side of the Property along the dirt road.



Picture 3 – Looking to the northwest from the northwest corner of the Property.



Picture 4 – Looking to the southwest from the northwest side of the Property.



Picture 5 – Looking to the southwest from the northwest side of the Property



Picture 6 – Looking to the north east from the northwest side 445
the Property.

Eagle Mountain Property
Eagle Mountain Boulevard & North Lake Mountain Road, Eagle Mountain, Utah
Photographic Log

WESTERN TECHNOLOGIES INC.

WT Job No.: 6128JA159

Date: 9-12-18



Picture 7 – Looking to the southwest from North Lake Mountain Road on the north end of the Property.



Picture 8 – Looking to the southeast from North Lake Mountain Road on the north end of the Property.



Picture 9 – Looking to the southeast from the southwest corner of the Property.



Picture 10 – Looking north from the south end of the Property in the center near North Lake Mountain Road.



Picture 11 – Pad mounted transformers were observed along North Lake Mountain Road.



Picture 12 – Sewer lines were observed along North Lake Mountain Road and Eagle Mountain Boulevard.

446

Eagle Mountain Property
Eagle Mountain Boulevard & North Lake Mountain Road, Eagle Mountain, Utah
Photographic Log

WESTERN TECHNOLOGIES INC.

WT Job No.: 6128JA159

Date: 9-12-18



Picture 13 – Looking towards the north end of the Property from North Lake Mountain Road.



Picture 14 – Looking towards the south from North Lake Mountain Road.



Picture 15 – Looking to the southeast from the North Lake Mountain Road.



Picture 16 – Irrigation water lines were observed during the site walk.



Picture 17 – Looking to the northeast from the southeast corner of the Property.



Picture 18 – Looking to the southwest from the southeast corner of the Property.

APPENDIX C
INTERVIEWS AND CORRESPONDENCE

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER QUESTIONNAIRE PER ASTM E1527-05
WT Job No. 6128JA159 - Eagle Mountain Property**

Western Technologies Inc. requests your assistance to identify and assemble information described by the *User Responsibilities* criteria of the ASTM standard. The *User* is defined as a purchaser, potential tenant, owner, lender or property manager, or other party seeking to use the assessment report. For all "Yes" answers, please provide copies, references, or additional information on an attached sheet.

Your Name: Kirt Peterson Tel: 801-683-7386
User's Name: Eagle Pointe Village, LLC, Horizon Development Enterprises, LLC, Apex Construction, LLC
Property Name: Eagle Pointe Village
Property Address: Approximately 2600 east Eagle Mountain Blvd City: Eagle Mountain State: Utah

Has a search made you aware of any environmental clean-up liens against the Property that are filed or recorded under federal, tribal, state, or local law? (40 CFR 312.26).

Circle

Yes ☐ No ☒

Are you aware of any Activity and Use Restrictions, recorded in land title records or in registries or publicly available lists, applicable to the Property, including Engineering Controls, Institutional Controls or Land Use Restrictions, that are applicable to or run with the Property? (40 CFR 312.26(b)(6,7)).

Yes ☐ No ☒

Do you have any specialized knowledge or experience relating to the Property, surrounding areas, or adjoining properties, or with the types of activities and processes conducted at the Property, surrounding areas, or adjoining properties? (40 CFR 312.28)?

Yes ☐ No ☒

Does the purchase price being paid for the Property reasonably reflect the fair market value of the Property? (40 CFR 312.29(a))

Yes ☒ No ☐

If not, have you considered whether the differential in price could be attributed to the presence or possible presence of contamination from hazardous substances or petroleum products? (40 CFR 312.29(b))

Yes ☐ No ☒

Are you aware of commonly known or reasonably ascertainable information about the Property or surrounding area (e.g. past uses, water quality problems, environmental compliance issues, or permit violations), that might be obtained from current or former owners or operators, local officials, or local members of the public, that might suggest a release or threatened release of hazardous substances or petroleum products on, at, or in the Property? (40 CFR 312.30)

Yes ☐ No ☒

Do you know of any pending, threatened, or past litigation or administrative action relevant to hazardous substances or petroleum products on, in, or from the Property? (ASTM E1527-05, Sec. 10.9)

Yes ☐ No ☒

Do you know of any notices or other correspondence from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? (ASTM E1527-05, Sec. 10.9)

Yes ☐ No ☒

In addition to one of the requirements to satisfy a potential Landowner Liability Protection claim under the Comprehensive Environmental Response, Compensation, and Liability Act, what is your reason for performing this study? (ASTM E1527-05, Sec. 6.7)

	Circle		Circle
Lender's Requirements	Yes ☒ No ☐	Insurance Requirements	Yes ☐ No ☐
Planning/Zoning Requirements	Yes ☐ No ☐	Baseline Review	Yes ☐ No ☐
Other: _____	Yes ☐ No ☐	Business Operations Planning	Yes ☒ No ☐

Do you know of any of the following types of helpful documents about the Property and can you provide copies to WT before the site inspection? (ASTM E1527-05, Sec. 10.8)

	Circle		Circle
Environmental site assessment reports	Yes ☐ No ☒	NPDES Permits	Yes ☐ No ☒
Environmental compliance audit reports	Yes ☐ No ☒	Wastewater Permits	Yes ☐ No ☒
Underground Injection Permits	Yes ☐ No ☒	Solid Waste Permits	Yes ☐ No ☒
Hazardous Waste Generator Notices	Yes ☐ No ☒	Air Emissions Permits	Yes ☐ No ☒
Community Right-To-Know Plan	Yes ☐ No ☒	UST Registrations	Yes ☐ No ☒
Environmental Management Plan	Yes ☐ No ☒	AST Registrations	Yes ☐ No ☒
Hydrogeologic Reports	Yes ☐ No ☒	Material Safety Data Sheets	Yes ☐ No ☒
Geotechnical Reports	Yes ☐ No ☒	Safety Plans	Yes ☐ No ☒
SARA Title III/Form R Reports	Yes ☐ No ☒	Spill Control Countermeasures Plan	Yes ☐ No ☒
Risk Assessments	Yes ☐ No ☒	Notices of Violations	Yes ☐ No ☒
Chain-of-Title Records	Yes ☐ No ☒	Institutional/Engineering Controls	Yes ☐ No ☒

Signature: [Signature] Date: 9-14-18

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE
WT Job No. 6128JA159 - Eagle Mountain Property

PROPERTY INFORMATION

Address: Approximately 2600 East Eagle Mountain Blvd City: Eagle Mountain State: Utah

Parcel Nos: A portion of 59-018-0037

Major Cross Streets: Lake Mountain Road

Current Occupants: 0

Current Activities: 0

OWNER / OCCUPANT / KEY SITE MANAGER INFORMATION

Name: Tiffany Walden

Years Familiar w/Property: 10

Business Affiliation: Manager/Owner

Address: 1754 East Cedar Trails Way

City: Eagle Mountain

State: Utah

Tel: 801-633-1661

Fax:

E-Mail: Waldentiffany@gmail.com

Relationship to the Property (please check all that apply):

Owner

- ☐ Individual Owner
- ☐ Corporation
- ☒ Partnership
- ☐ Trust/Trustee
- ☐ Owner's Broker

Occupant

- ☐ Owner Occupant
- ☐ Sole Occupant
- ☐ Major Occupant

Key Site Manager

- ☐ Property Manager
- ☐ Facilities Manager
- ☒ **Maintenance** Director
- ☐ Plant Supervisor
- ☐ Leasing Agent

UTILITY INFORMATION

1. Please list the service providers for the following utilities:

Electric: Rocky Mountain Power

Gas: Questar Gas

Water: Eagle Mountain City

Sewer: Eagle Mountain City

Solid Waste: Eagle Mountain City

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE
WT Job No. 6128JA159 - Eagle Mountain Property

2. What is the method of heating for buildings on the Property? Gas and or Electric
3. What is the method of cooling for buildings on the Property? Electric air conditioner

STORAGE TANKS

4. Y ☒ N Unk Are there any aboveground storage tanks (ASTs) currently located on the Property? If yes explain.
5. Y ☒ N Unk Are you aware of any past ASTs located on the Property? If yes explain.
6. Y ☒ N Unk Are there any underground storage tanks (USTs) currently located on the Property? If yes explain.
7. Y ☒ N Unk Are you aware of any past USTs located on the Property? If yes explain.

HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS, AND CONTAINERS

8. Y ☒ N Unk Are there any containers of hazardous chemicals currently stored or used on the Property? If yes explain.
9. Y ☒ N Unk Are you aware of past uses of hazardous chemicals on the Property? If yes explain.
9. Y ☒ N Unk Have you observed or are you aware of stained soils on the Property? If yes explain.
10. Y ☒ N Unk Do you know of any current or previous in-ground hydraulic lifts on the Property? If yes, has hydraulic oil ever been added to the lifts? Are service records available for the lifts?

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE
WT Job No. 6128JA159 - Eagle Mountain Property

11. Y ☒ N Unk Have pesticides ever been mixed, stored, or applied on the Property? If yes, were applications made by hand, by truck, or by aerial spraying?
If yes explain.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE
WT Job No. 6128JA159 - Eagle Mountain Property

SOLID WASTE

12. Y ☒ N Unk Are you aware of or do you have any prior knowledge of buried debris on the Property or that the Property has been used as a landfill or for other waste handling activities?
If yes explain.
13. Y ☒ N Unk Do you know if soil from an unknown source, construction debris, demolition debris, or landscaping debris was placed on the Property?
If yes explain.
14. Y ☒ N Unk Do you know if used tires were ever discarded on the Property?
If yes explain.
15. Y ☒ N Unk Are you aware of any former stock ponds, wastewater ponds, silage pits, or other excavations that have been filled on the Property?
If yes explain.

WASTEWATER AND LIQUID DISCHARGES

16. Y ☒ N Unk Are you aware of or do you have any prior knowledge of pits, ponds or lagoons for waste treatment or disposal on the Property?
If yes explain.
17. Y ☒ N Unk Are you aware of any current or past wastewater interceptors, sand filters, sumps, or clarifiers on the Property?
If yes explain.
18. Y ☒ N Unk Are there any current or past septic systems located on the Property?
If yes explain.

STORMWATER AND DRAINAGE PROVISIONS

19. Y ☒ N Unk Are there any dry wells located on the Property? Do you know if they are registered with the state agency? If so, can you provide copies of the registration records?
20. Y ☒ N Unk Are there any existing or former water wells located on the Property? Were the wells used for irrigation, domestic supply, or monitoring? Are the wells registered with the appropriate water resources agency?
If yes, explain.

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE
WT Job No. 6128JA159 - Eagle Mountain Property

CURRENT/PREVIOUS ENVIRONMENTAL INVESTIGATION OR REGULATORY ACTION

21. Y **(N)** Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?
 If yes, explain.

AVAILABILITY OF HELPFUL ENVIRONMENTAL DOCUMENTS

22. Do you know of any of the following types of helpful documents about the Property and can you provide copies to WT before the site inspection?

	<u>Yes</u>	<u>No</u>		<u>Yes</u>	<u>No</u>
Prior environmental assessment reports	☐	x	NPDES Permits	☐	x
Environmental audit reports	☐	x	Wastewater Permits	☐	x
Hazardous Waste Generator Notices	☐	x	Air Emissions Permits	☐	x
Community Right-To-Know Plan	☐	x	UST Registrations	☐	x
Environmental Management Plan	☐	x	AST Registrations	☐	x
Hydrogeologic Reports	☐	x	Material Safety Data Sheets	☐	x
Geotechnical Reports		x	Safety Plans		x
SARA Title III/Form R Reports		x	Spill		x
Prevention Control/		x			
Title Records		x			
Countermeasures Plan		x			
Hazardous Waste Manifest		x	Waste Oil Disposal Records	No	
Water Well Records		x	Drywell Registration Records	NO	

PRIOR SITE USES AND OCCUPANTS

23. Y **(N)** Unk Can you identify any prior occupants on the Property? If yes, please list their business names, dates of occupancy, contact person, and contact information, if available:

24. Y **(N)** Unk If you own the Property, can you identify the immediate prior owner or other prior owners? If yes, please list names and contact information, if available:

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE
WT Job No. 6128JA159 - Eagle Mountain Property

ADDITIONAL COMMENTS

25. Please feel free to make any additional comments:

SIGNATURE

Printed Name: Angie Poulsen
Company/Title: Chief Financial officer
Signature: Angie Poulsen
Date Completed: 9/17/18

APPENDIX D
HISTORICAL RECORDS



0 500
feet



Eagle Mountain Property
USDA
2016

GeoSearch



Eagle Mountain Property
USDA
2014

GeoSearch



Eagle Mountain Property
USDA
2011

GeoSearch



Eagle Mountain Property
USDA
2009

GeoSearch



Eagle Mountain Property
USDA
2006

GeoSearch



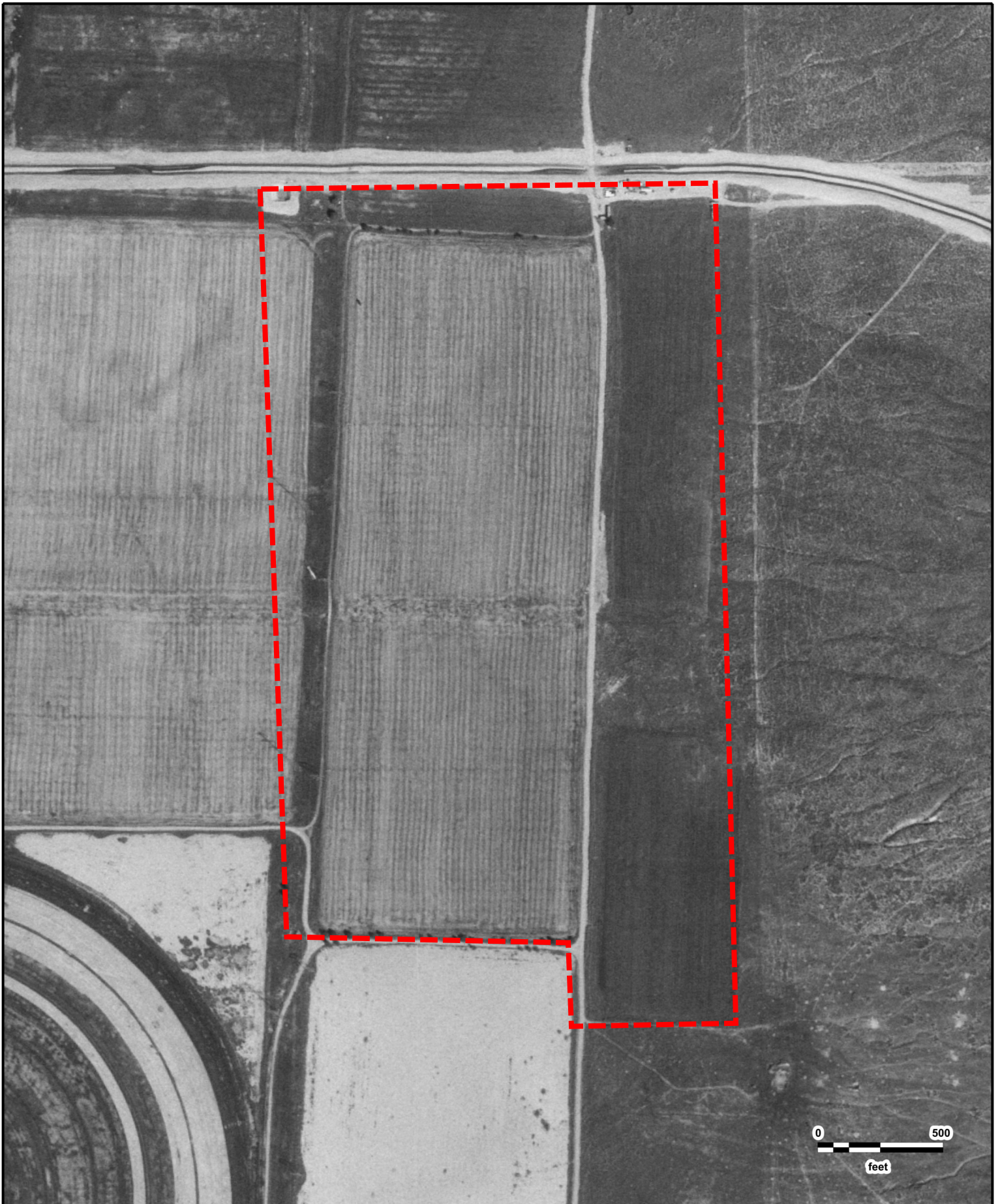
Eagle Mountain Property
USDA
2004

GeoSearch



Eagle Mountain Property
USDA
2003

GeoSearch



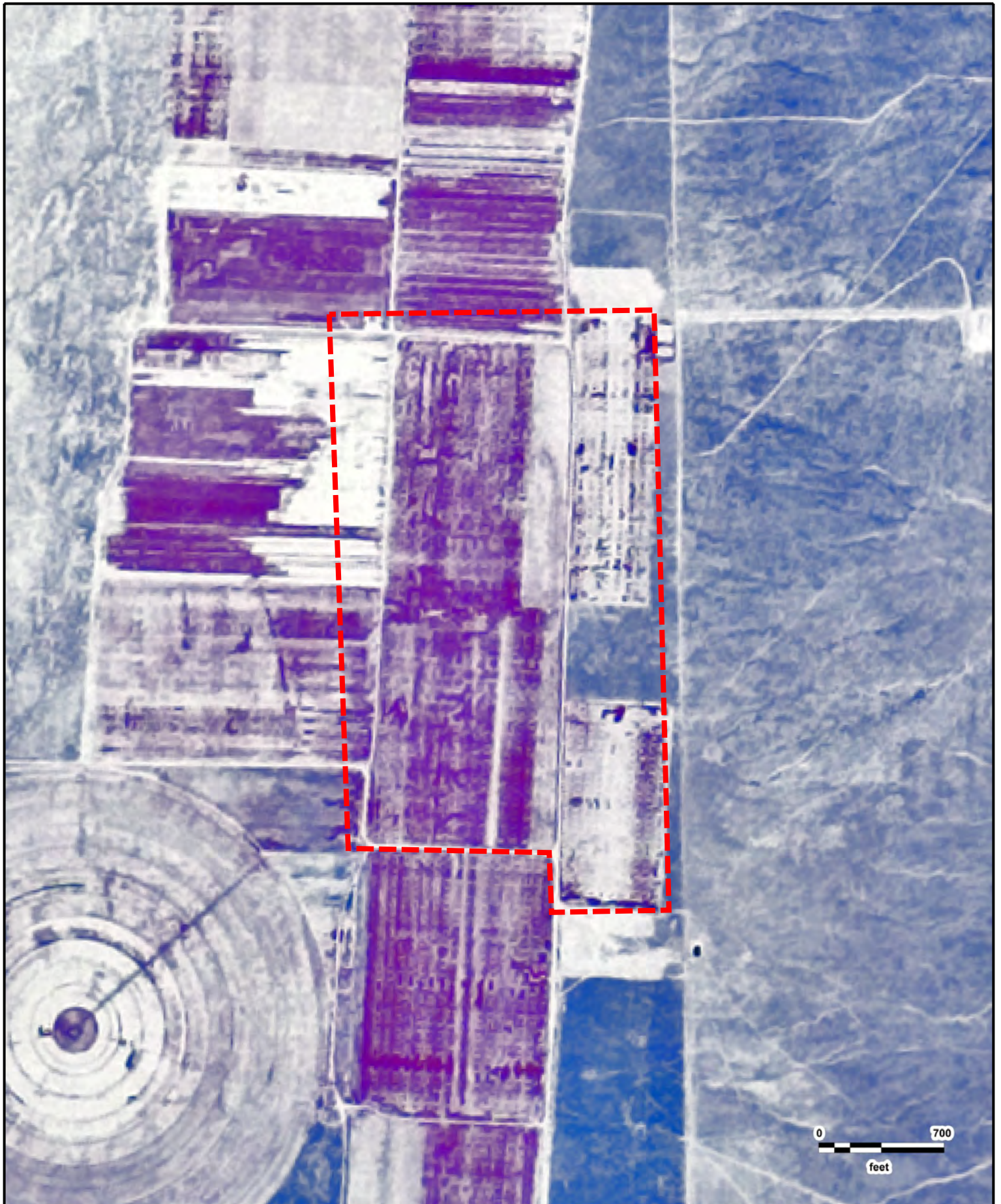
Eagle Mountain Property
USGS
10/01/1997

GeoSearch



Eagle Mountain Property
USGS
08/17/1993

GeoSearch

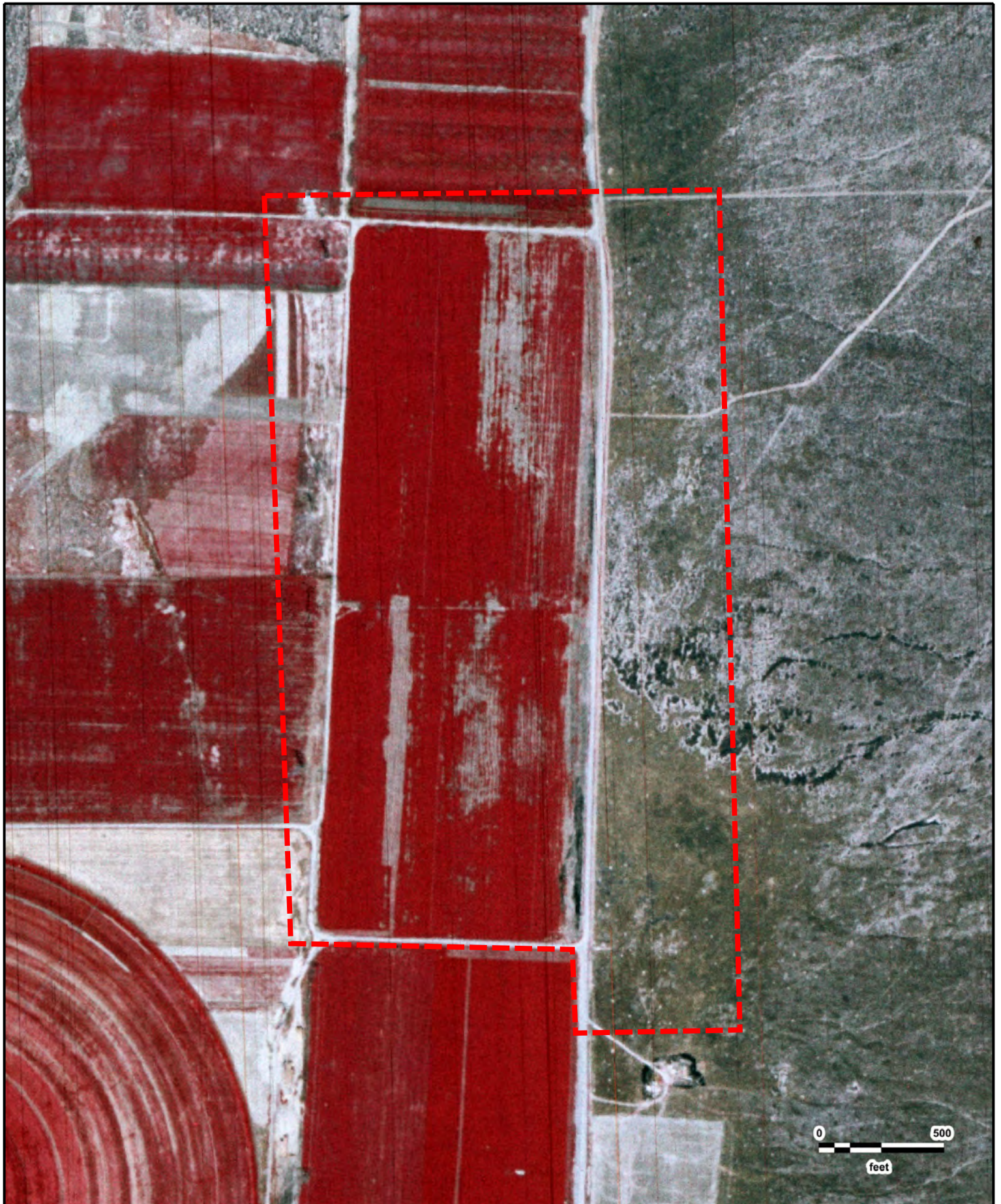


0 700
feet



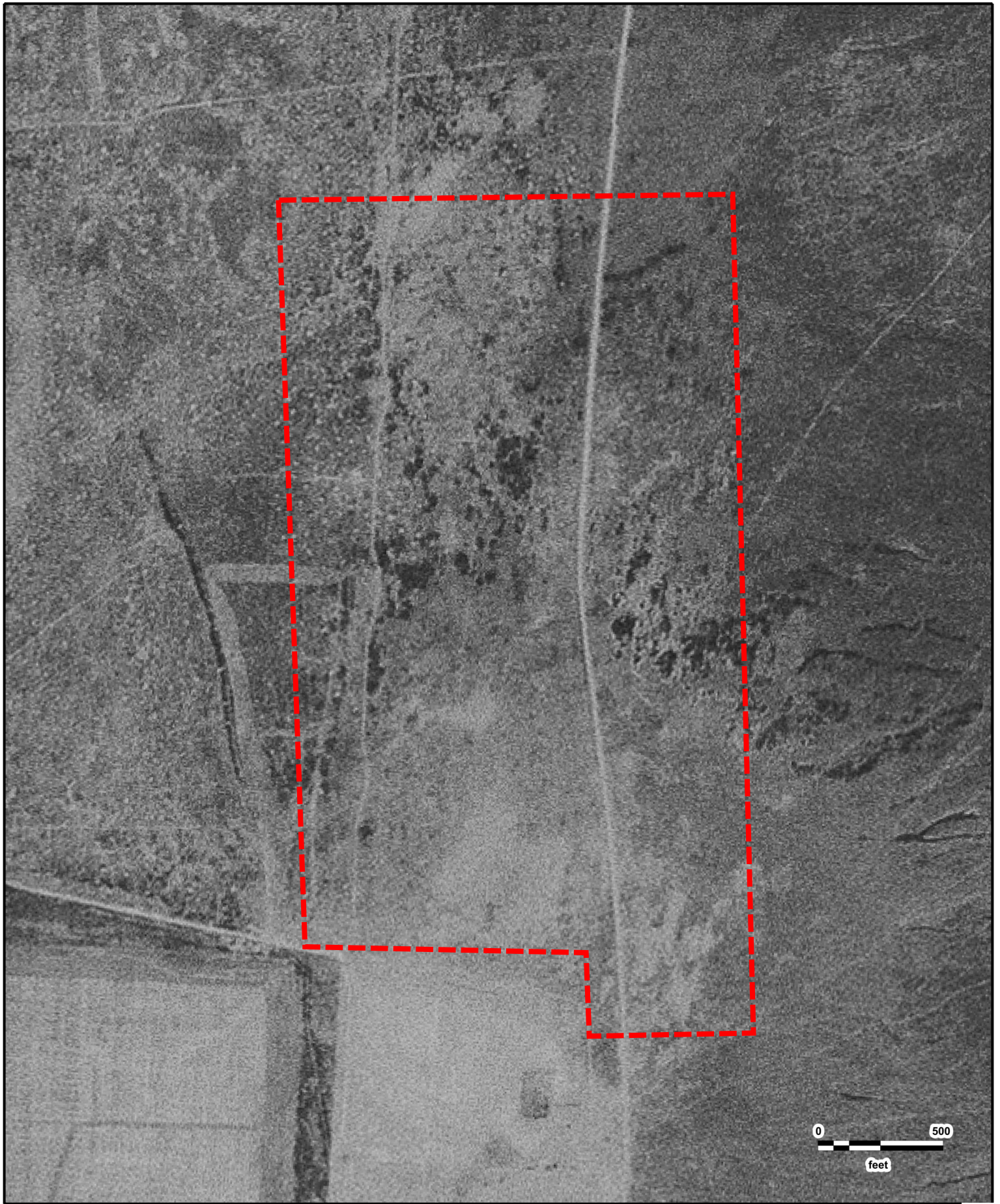
Eagle Mountain Property
USGS
07/18/1987

GeoSearch



Eagle Mountain Property
USGS
08/04/1981

GeoSearch



0 500
feet



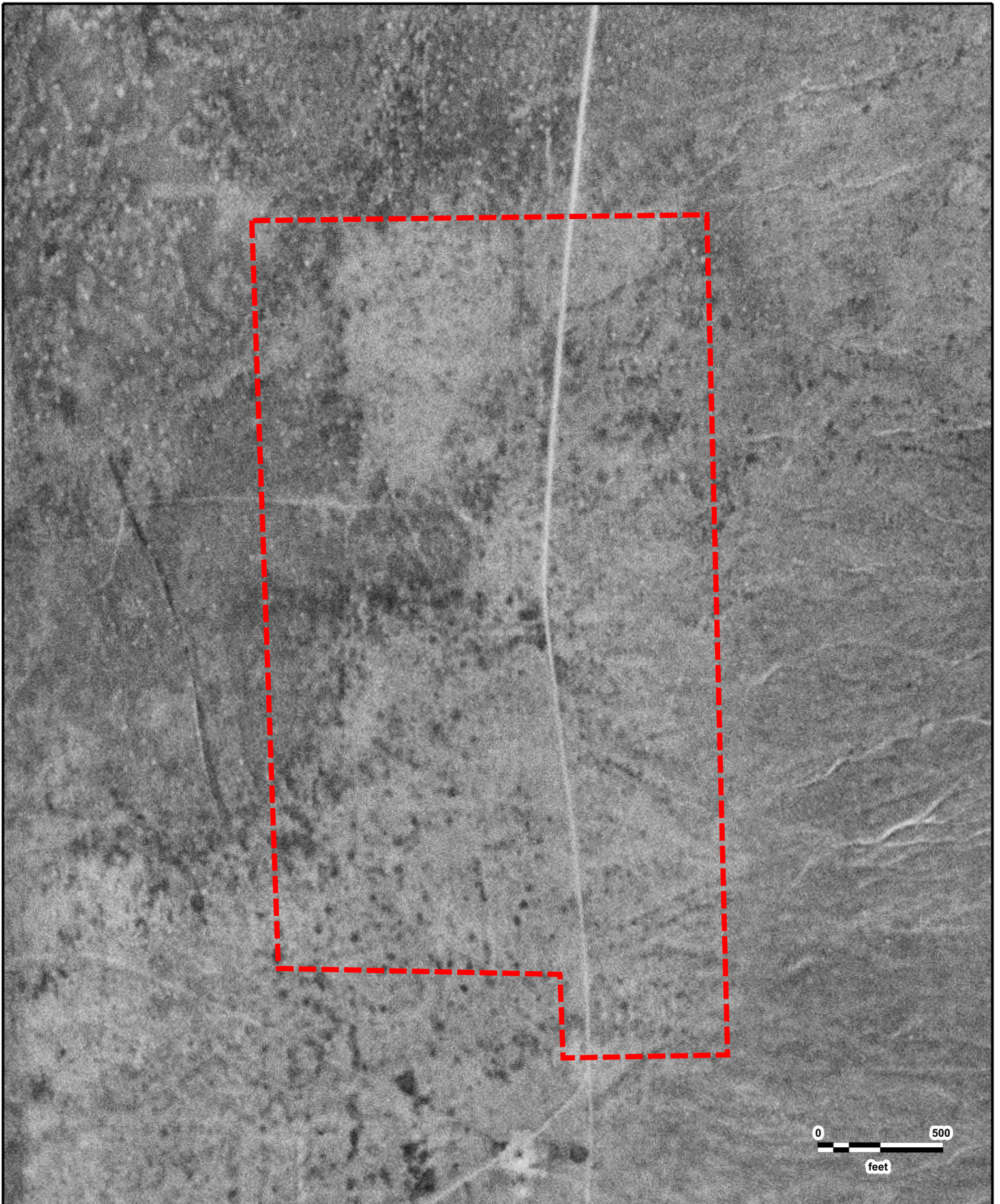
Eagle Mountain Property
USGS
09/02/1975

GeoSearch



Eagle Mountain Property
USGS
08/06/1966

GeoSearch



Eagle Mountain Property
AMS
08/02/1953

GeoSearch



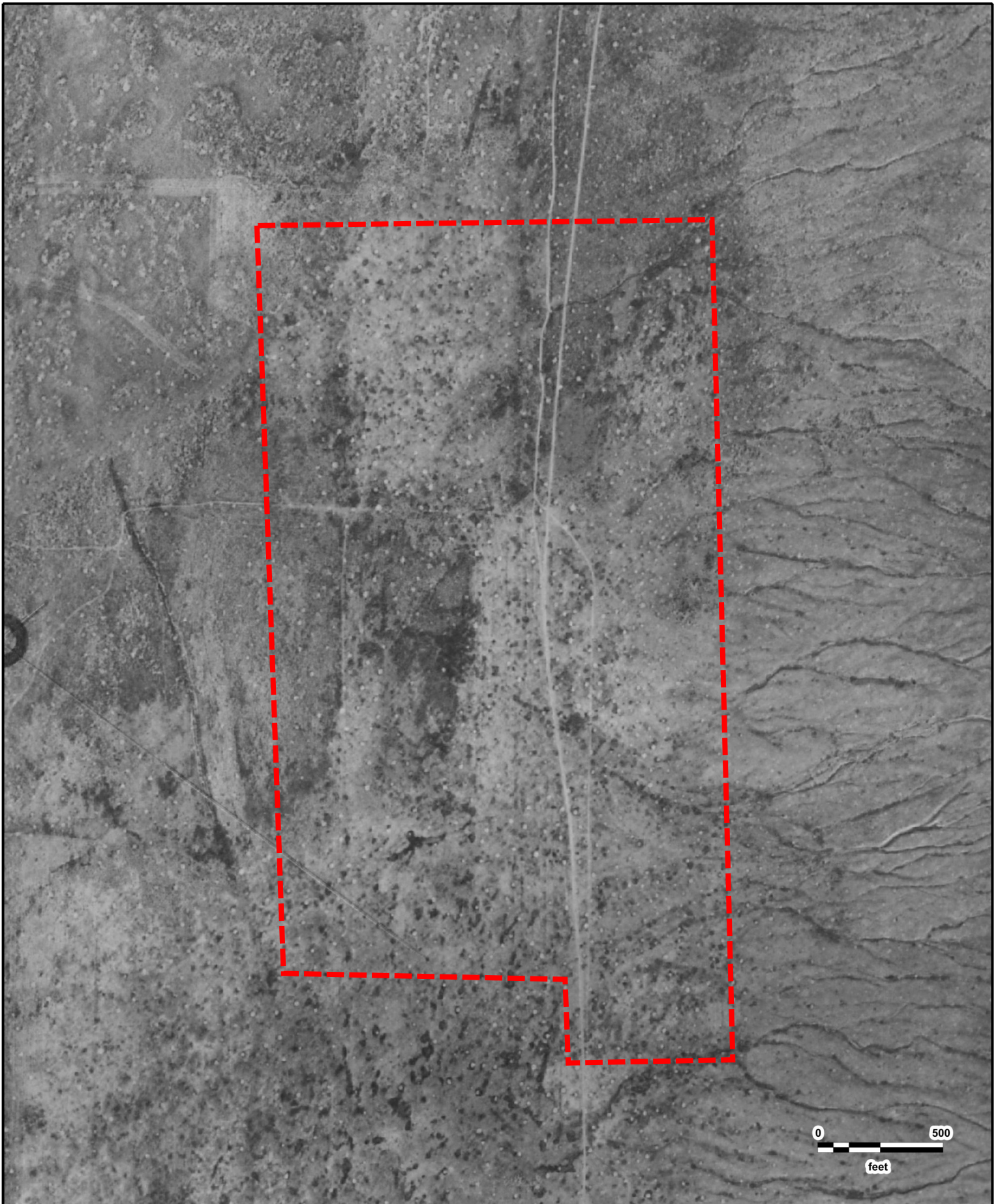
0 500
feet



Eagle Mountain Property
USGS
06/26/1950

GeoSearch

471



Eagle Mountain Property
USBR
10/12/1939

GeoSearch

APPENDIX E
DATABASE REPORT

Radius Report

[NEW: GeoLens by Geosearch](#)

Target Property:

Eagle Mountain Property

Eagle Mountain Blvd & N Lake Mountain Rd

Eagle Mountain, Utah County, Utah 84013

Prepared For:

Western Technologies Inc- Salt Lake City

Order #: 114665

Job #: 257005

Project #: 6128JA159

Date: 09/14/2018

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<i>Zip Report</i>	See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR §312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR §312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

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Target Property Summary

Target Property Information

Eagle Mountain Property
Eagle Mountain Blvd & N Lake Mountain Rd
Eagle Mountain, Utah 84013

Coordinates

Area centroid (-111.99370, 40.3008700)
4,894 feet above sea level

USGS Quadrangle

Saratoga Springs, UT

Geographic Coverage Information

County/Parish: Utah (UT)

ZipCode(s):

Eagle Mountain UT: 84005
Cedar Valley UT: 84013

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSUT	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR08	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR08	0	0	0.1250
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR08	0	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
FACILITY REGISTRY SYSTEM	FRSUT	0	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR08	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR08	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR08	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

Database Summary

STATE (UT) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INSTITUTIONAL ENGINEERING CONTROLS REGISTRY	ICEC	0	0	TP/AP
REGISTERED UNDERGROUND STORAGE TANKS	RUST	0	0	0.2500
BROWNFIELD PROPERTIES	BF	0	0	0.5000
CERCLIS SITES	CERCLIS	0	0	0.5000
LANDFILL AND SOLID WASTE DISPOSAL SITES	LFSWDS	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM SITES	VCP	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000

SUB-TOTAL		0	0	
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Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
TIER II FACILITIES	TIERII	0	0	TP/AP

SUB-TOTAL		0	0	
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Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR08	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR08	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		0	0	

Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR08	0.0200	0	NS	NS	NS	NS	NS	0
ERNSUT	0.0200	0	NS	NS	NS	NS	NS	0
FRSUT	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR08	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES08	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR08	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR08	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR08	0.1250	0	0	NS	NS	NS	NS	0
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

STATE (UT) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ICEC	0.0200	0	NS	NS	NS	NS	NS	0
TIERII	0.0200	0	NS	NS	NS	NS	NS	0
RUST	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
CERCLIS	0.5000	0	0	0	0	NS	NS	0
LFSWDS	0.5000	0	0	0	0	NS	NS	0
LUST	0.5000	0	0	0	0	NS	NS	0
VCP	0.5000	0	0	0	0	NS	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR08	0.2500	0	0	0	NS	NS	NS	0
LUSTR08	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
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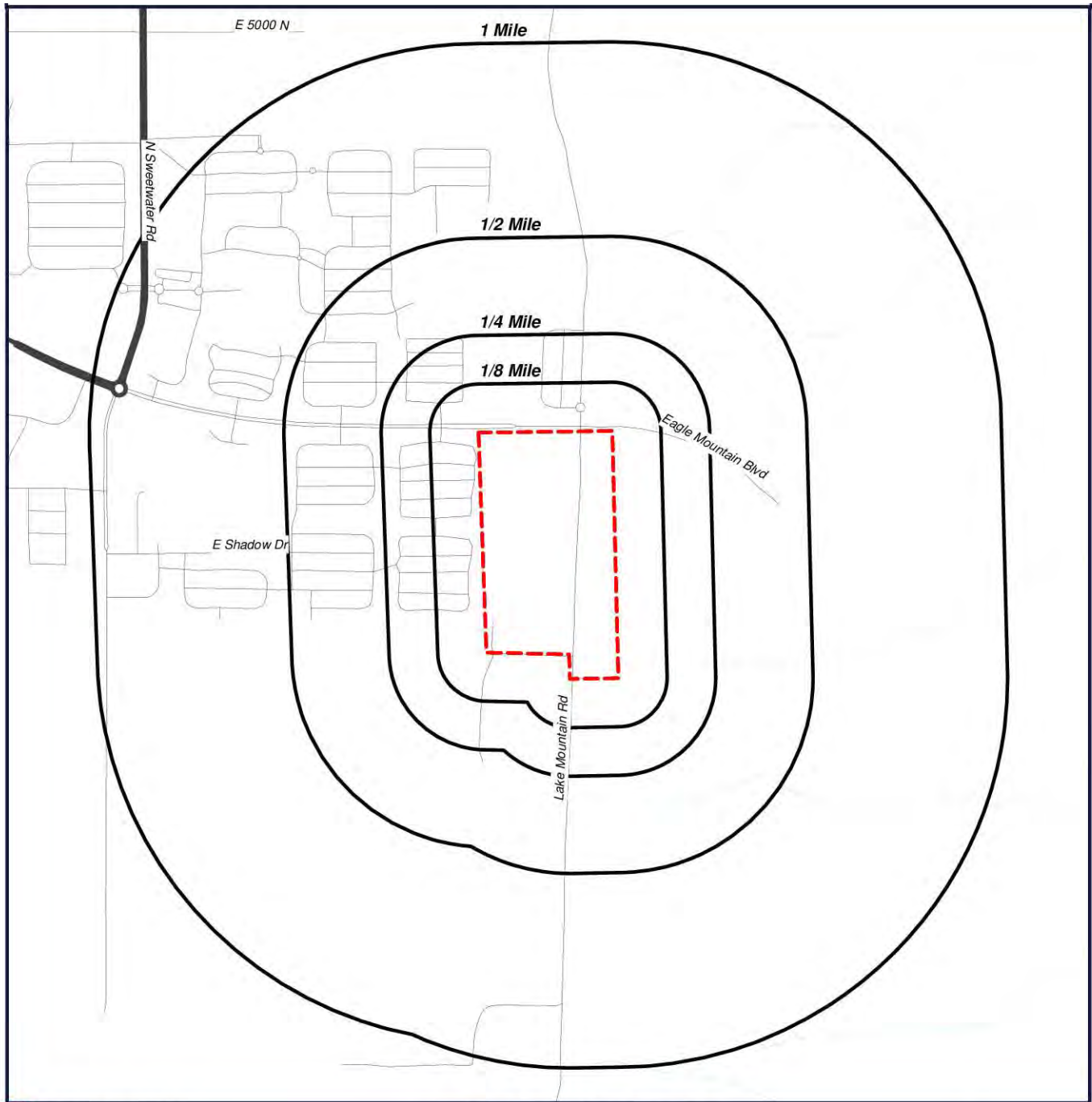
TOTAL		0	0	0	0	0	0	0
-------	--	---	---	---	---	---	---	---

NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



 Target Property (TP)

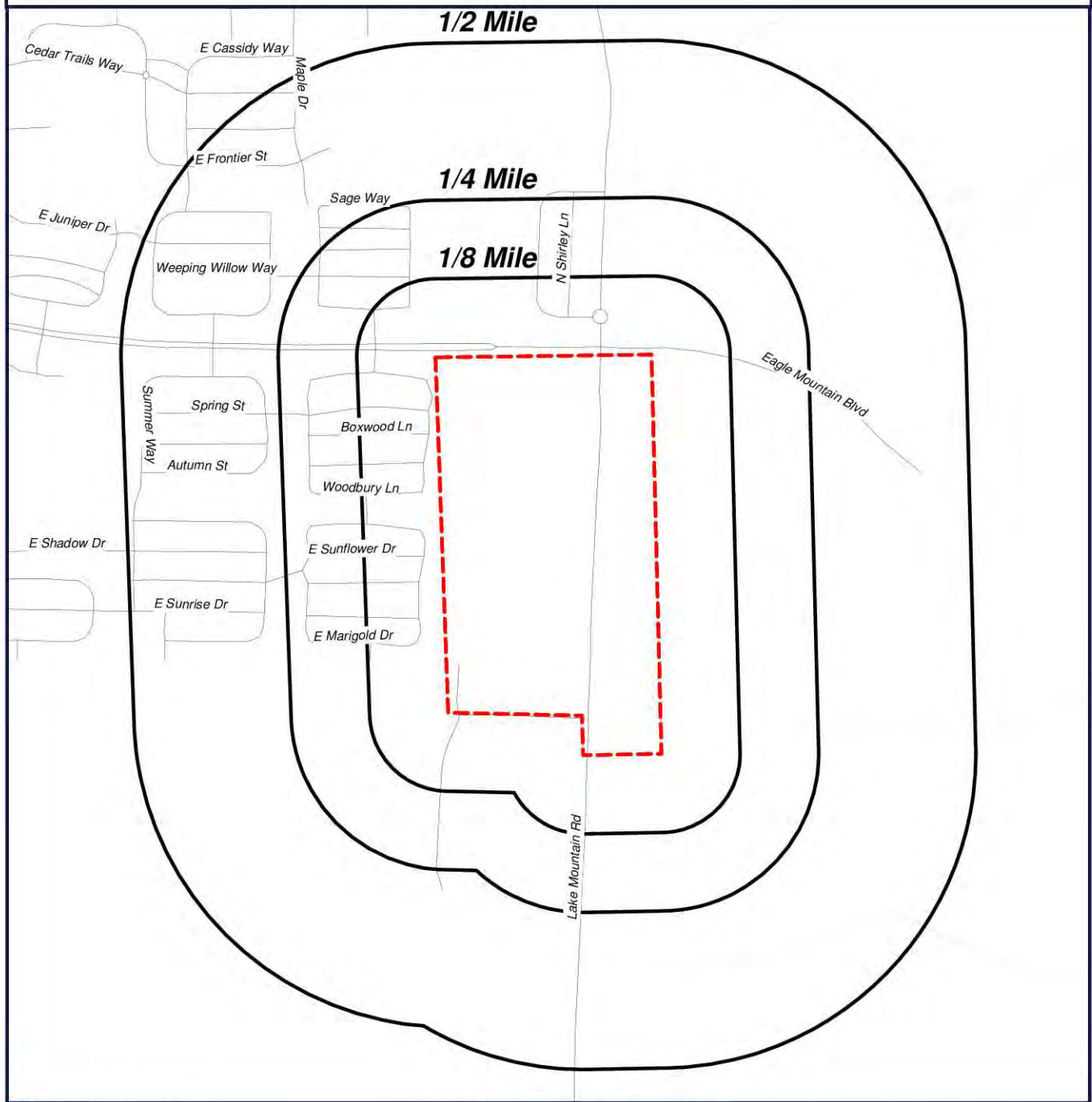
Eagle Mountain Property
Eagle Mountain Blvd & N Lake
Mountain Rd
Eagle Mountain, Utah
84013



0' 1050' 2100' 3150'
SCALE: 1" = 2100'

[Click here to access Satellite view](#)

Radius Map 2



 Target Property (TP)

Eagle Mountain Property
Eagle Mountain Blvd & N Lake
Mountain Rd
Eagle Mountain, Utah
84013



0' 650' 1300' 1950'
SCALE: 1" = 1300'

[Click here to access Satellite view](#)

Ortho Map



 Target Property (TP)

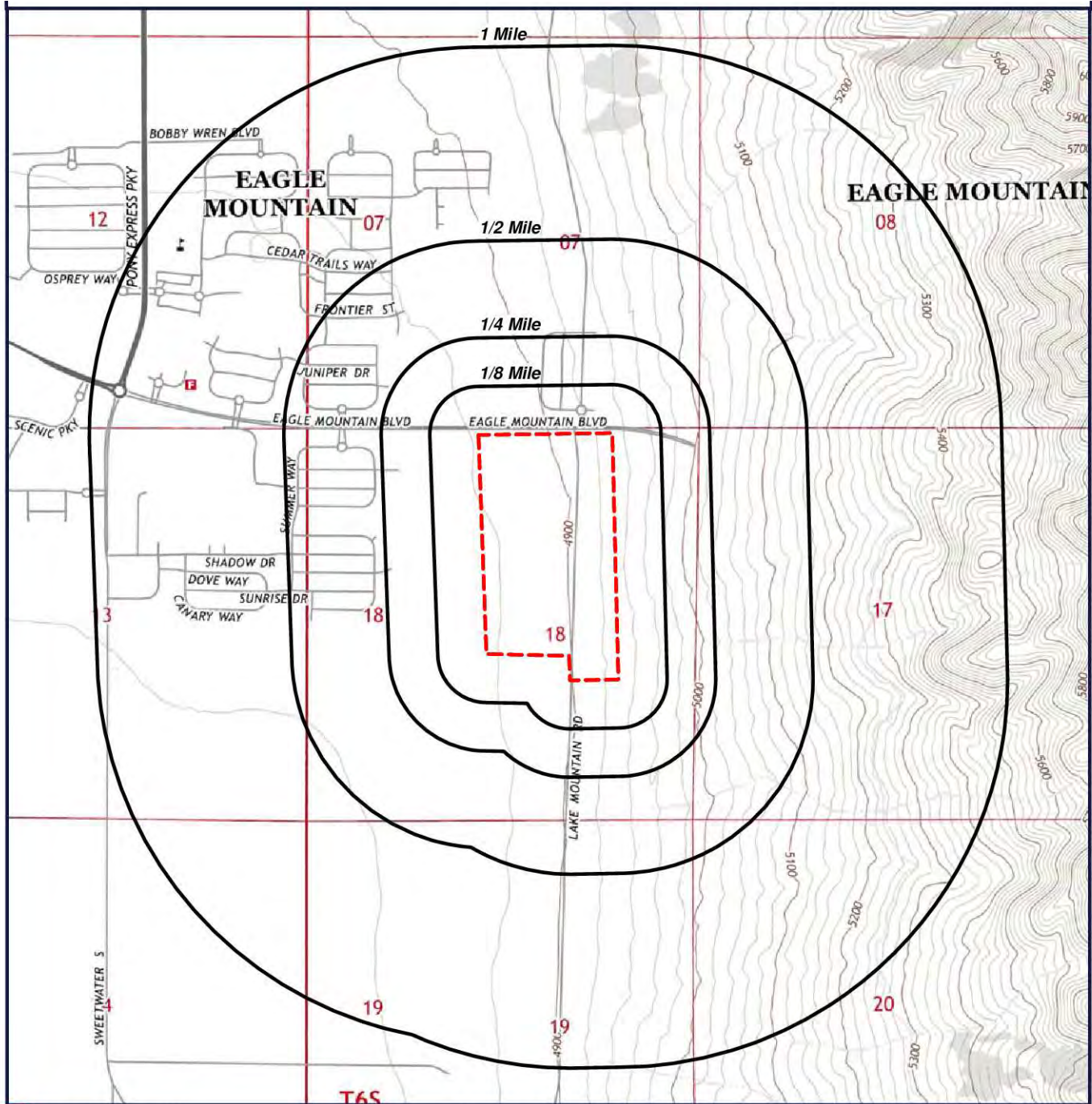
**Quadrangle(s): Saratoga
Springs
Eagle Mountain Property
Eagle Mountain Blvd & N Lake
Mountain Rd
Eagle Mountain, Utah
84013**



0' 650' 1300' 1950'
SCALE: 1" = 1300'

[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

Quadrangle(s): Saratoga
Springs
Source: USGS, 02/05/2014
Eagle Mountain Property
Eagle Mountain Blvd & N Lake
Mountain Rd
Eagle Mountain, Utah
84013



0' 1050' 2100' 3150'
 SCALE: 1" = 2100'

[Click here to access Satellite view](#)

Located Sites Summary

No Records Found.

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 4894 ft.

NOTE: Standard environmental records are displayed in **bold**.

No Records Found.

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS

Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL

Clandestine Drug Laboratory Locations

VERSION DATE: 07/01/16

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC

Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR08 Enforcement and Compliance History Information

VERSION DATE: 08/26/17

The EPA's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSUT Emergency Response Notification System

VERSION DATE: 04/29/18

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSUT Facility Registry System

VERSION DATE: 04/17/18

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR08 Hazardous Materials Incident Reporting System

VERSION DATE: 03/27/18

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/23/17

Environmental Records Definitions - FEDERAL

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NPDESR08 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

PADS PCB Activity Database System

VERSION DATE: 07/18/17

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Environmental Records Definitions - FEDERAL

PCSR08 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 03/21/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 06/08/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

Environmental Records Definitions - FEDERAL

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/16

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR08 Resource Conservation & Recovery Act - Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Environmental Records Definitions - FEDERAL

RCRANGR08

Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ALTFUELS

Alternative Fueling Stations

VERSION DATE: 01/22/18

Nationwide list of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST

FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST

Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

ICISCLEANERS

Integrated Compliance Information System Drycleaners

VERSION DATE: 09/23/17

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

MRDS

Mineral Resource Data System

VERSION DATE: 03/15/16

Environmental Records Definitions - FEDERAL

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 09/01/17

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 06/27/18

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 06/08/18

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 03/01/18

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

Environmental Records Definitions - FEDERAL

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 06/08/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 06/08/18

The Superfund Enterprise Management System Archive listing (SEMS-ARCHIVE) has replaced the CERCLIS NFRAP reporting system in 2015. This listing reflect sites that have been assessed and no further remediation is planned and is of no further interest under the Superfund program.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 08/25/17

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Environmental Records Definitions - FEDERAL

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 03/01/18

Environmental Records Definitions - FEDERAL

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites.

During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPL National Priorities List

VERSION DATE: 06/08/18

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 06/08/18

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

Environmental Records Definitions - FEDERAL

RCRASUBC

Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS

Record of Decision System

VERSION DATE: 06/08/18

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (UT)

ICEC Institutional Engineering Controls Registry

VERSION DATE: 07/01/18

The Utah Department of Environmental Quality is required to maintain a record of the properties subject to environmental covenants/institutional controls established under Utah Code, Title 19, Chapter 10. This list Leaking Underground Storage Tank sites, CERCLA/Superfund Branch Sites, and Voluntary Cleanup sites that have environmental controls established under this statute and pursuant to Utah Code Ann. §§ 57-25-101 et seq and controls established prior to the enactment of this statute. The controls have been recorded by the owner of the real property in the county recorder's office in the county where the real property is located.

TIERII Tier II Facilities

VERSION DATE: 06/04/18

This database contains locations of Tier II facilities under the Emergency Planning and Community Right-to-Know Act (EPCRA). This data is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The DERR assumes no responsibility or liability for the accuracy of the location of these facilities. This database also includes some Tier II facility information from the Utah Automated Geographic Reference Center (AGRC) for informational purposes. Qualifying facilities report on hazardous and toxic chemicals and are labeled either tier I or tier II. Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

RUST Registered Underground Storage Tanks

VERSION DATE: 06/03/18

The Utah State Underground Storage Tank program of the Department of Environmental Quality provides this list of underground storage tank sites.

BF Brownfield Properties

VERSION DATE: 07/04/18

This database of brownfields (targeted) and other brownfield (non-targeted) properties is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped open land, and both improves and protects the environment. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

CERCLIS CERCLIS Sites

VERSION DATE: 07/04/18

This database of Comprehensive Environmental Response, Compensation, and Liability System sites is

Environmental Records Definitions - STATE (UT)

maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The CERCLA Branch of the DERR performs site investigations of potentially contaminated sites within the State of Utah to determine whether or not they pose a threat to human health and the environment and should be included on the Federal Superfund National Priorities List. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

LFSWDS Landfill and Solid Waste Disposal Sites

VERSION DATE: 04/17/18

This list of permitted solid waste facilities is provided by the Utah Department of Environmental Quality.

LUST Leaking Underground Storage Tanks

VERSION DATE: 06/03/18

The Utah State Underground Storage Tank program of the Department of Environmental Quality provides this list of leaking underground storage tank sites. The primary goal of this program is to protect human health and the environment from leaking underground storage tanks. The UST staff oversees UST notification, installation, inspection, removal, and compliance with State and Federal UST regulations concerning release prevention and remediation.

VCP Voluntary Cleanup Program Sites

VERSION DATE: 07/05/18

This list of Voluntary Cleanup Program sites is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The DERR assumes no responsibility or liability for the accuracy of the location of these facilities. In 1997, the Utah Voluntary Cleanup Program (VCP) was created to promote the voluntary cleanup of contaminated sites. The VCP is intended to encourage redevelopment of Brownfields and other impacted sites by providing a streamlined cleanup program. This database also includes some Voluntary Cleanup information from the Utah Automated Geographic Reference Center (AGRC) for informational purposes. Locations are based on coordinates derived from maps and GPS data.

NPL National Priorities List

VERSION DATE: 07/04/18

The National Priorities List (NPL) is provided by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). Before a cleanup of a hazardous waste site can take place under Superfund, it must be included on the National Priority List. The NPL is a published list of hazardous waste sites that are eligible for extensive, long-term cleanup action under the Superfund program. When no responsible party can be found, listing on the NPL allows EPA and the State to access the Superfund Trust fund to pay for site cleanup. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

Environmental Records Definitions - TRIBAL

USTR08 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/25/18

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

LUSTR08 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/25/18

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

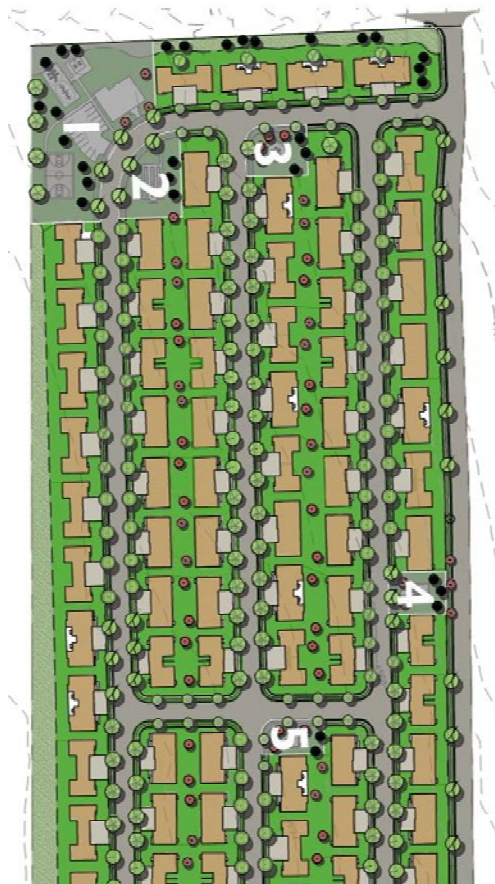
INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

Eagle Heights Village

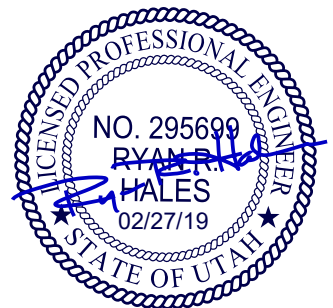
Traffic Impact Study



Eagle Mountain, Utah

February 27, 2019

UT19-1417



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Eagle Heights Village development located in Eagle Mountain, Utah. The proposed project is located on the south side of Eagle Mountain Boulevard, near Lake Mountain Road.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

TABLE ES-1 LOS Analysis - Evening Peak Hour Eagle Mountain - Eagle Heights Village TIS					
Intersection	Level of Service (Sec/Veh) ¹				
	Existing (2019)		Future (2024)		
	Background	Plus Project	Background	Plus Project	Mitigated Plus Project
Pony Express Pkwy / Eagle Mountain Blvd	A (5.5)	A (6.8)	B (10.4)	C (20.2)	A (9.0)
Lake Mountain Road / Eagle Mountain Blvd	A (4.1) / NB	A (4.4) / NB	A (5.4) / NB	A (5.6) / NB	A (5.7) / NB
Access 1 / Lake Mountain Road ²	-	A (4.7) / EB	-	A (5.0) / EB	A (5.0) / EB
Access 2 / Lake Mountain Road ²	-	A (4.2) / EB	-	A (4.3) / EB	A (4.1) / EB
Access 3 / Lake Mountain Road ²	-	A (3.9) / EB	-	A (3.9) / EB	A (3.9) / EB
1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections. 2. This intersection is a project access and was only analyzed in "plus project" scenarios. Source: Hales Engineering, February 2019					

TABLE ES-2
Recommended Storage Lengths
Eagle Mountain - Eagle Heights Village TIS

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Pony Express Pkwy / Eagle Mountain Blvd	-	-	-	-	-	200	-	-
Lake Mountain Road / Eagle Mountain Blvd	-	-	-	-	100	-	-	-

Source: Hales Engineering, February 2019

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2019) background conditions.
- The development will consist of 316 residential townhome units.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2024) background conditions.
 - A 95th percentile queue length of approximately 270 feet is anticipated at the Pony Express Parkway / Eagle Mountain Boulevard intersection on the eastbound approach. This queue length approaches upstream intersections.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2024) plus project conditions.
 - A 95th percentile queue length of approximately 650 feet is anticipated at the Pony Express Parkway / Eagle Mountain Boulevard intersection on the eastbound approach. This queue length blocks upstream intersections.
 - Recommendation: Restripe eastbound approach of the Pony Express Parkway / Eagle Mountain Boulevard intersection with two lanes entering the roundabout. The inner lane would be for left-turn and through vehicles, and the outer lane would be for right-turn vehicles only.
- Based on a mitigated scenario of the future (2024) plus project conditions, it is anticipated that there will be no significant queueing with the two eastbound lanes striped at the roundabout. It is also anticipated that all intersections will operate at acceptable levels of service.

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Eagle Heights Village development located in Eagle Mountain, Utah. The proposed project is located on the south side of Eagle Mountain Boulevard, near Lake Mountain Road. Figure 1 shows a vicinity map of the proposed development.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 conditions were also analyzed.

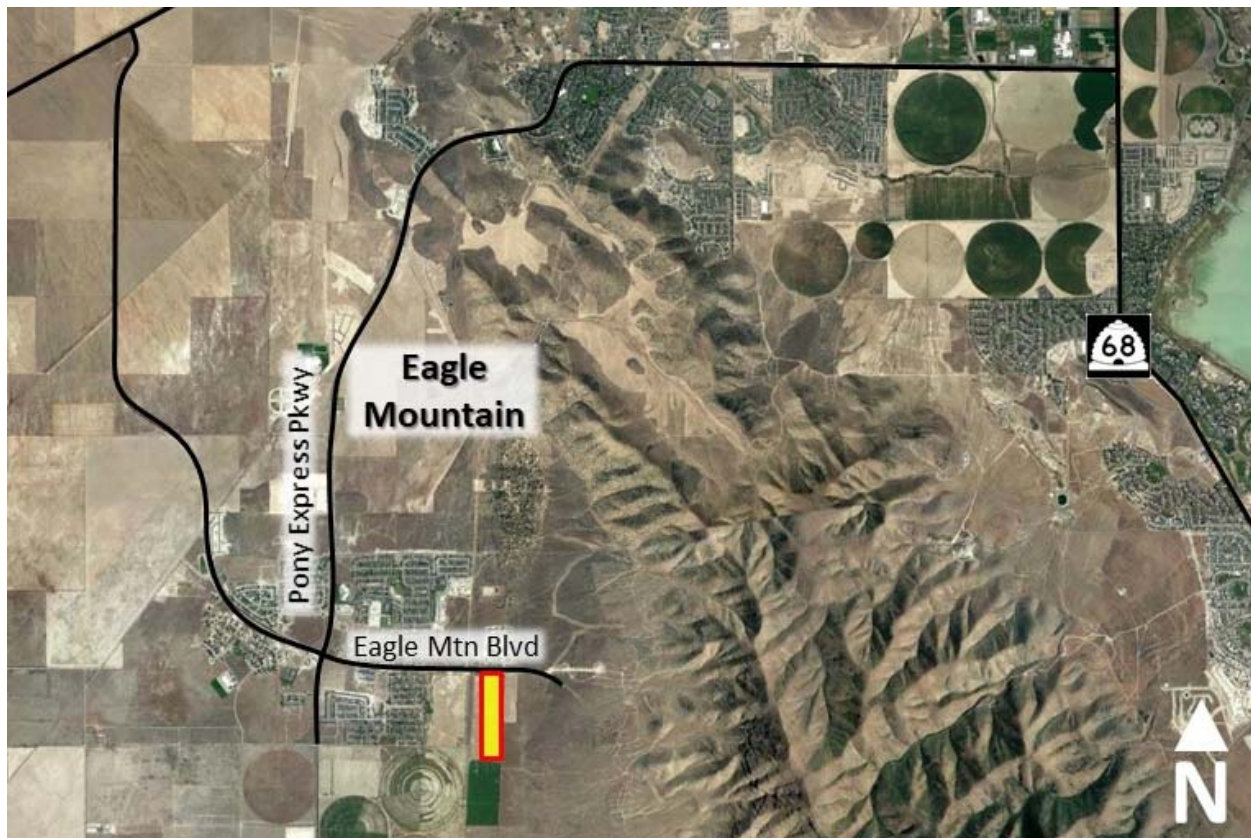


Figure 1: Vicinity map showing the project location in Eagle Mountain, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Pony Express Parkway / Eagle Mountain Boulevard
- Lake Mountain Road / Eagle Mountain Boulevard
- Project Access (3) / Lake Mountain Road

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections. Figure 2 provides a visual representation of each LOS letter designation.

The *Highway Capacity Manual* (HCM), 6th Edition, 2016 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized and all-way stop intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst approach.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95th percentile queue lengths for each of the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. An LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

Level of Service	Description of Traffic Conditions	Average Delay (seconds/vehicle)
Signalized Intersections		Overall Intersection
A	Extremely favorable progression and a very low level of control delay. Individual users are virtually unaffected by others in the traffic stream.	$0 \leq 10.0$
B	Good progression and a low level of control delay. The presence of other users in the traffic stream becomes noticeable.	$> 10.0 \text{ and } \leq 20.0$
C	Fair progression and a moderate level of control delay. The operation of individual users becomes somewhat affected by interactions with others in the traffic stream.	$>20.0 \text{ and } \leq 35.0$
D	Marginal progression with relatively elevated levels of control delay. Operating conditions are noticeably more constrained.	$> 35.0 \text{ and } \leq 55.0$
E	Poor progression with unacceptably elevated levels of control delay. Operating conditions are at or near capacity.	$> 55.0 \text{ and } \leq 80.0$
F	Unacceptable progression with forced or breakdown operating conditions.	> 80.0
Unsignalized Intersections		Worst Approach
A	Free Flow / Insignificant Delay	$0 \leq 10.0$
B	Stable Operations / Minimum Delays	$>10.0 \text{ and } \leq 15.0$
C	Stable Operations / Acceptable Delays	$>15.0 \text{ and } \leq 25.0$
D	Approaching Unstable Flows / Tolerable Delays	$>25.0 \text{ and } \leq 35.0$
E	Unstable Operations / Significant Delays Can Occur	$>35.0 \text{ and } \leq 50.0$
F	Forced Flows / Unpredictable Flows / Excessive Delays Occur	> 50.0

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 6th Edition, 2016 Methodology (Transportation Research Board)

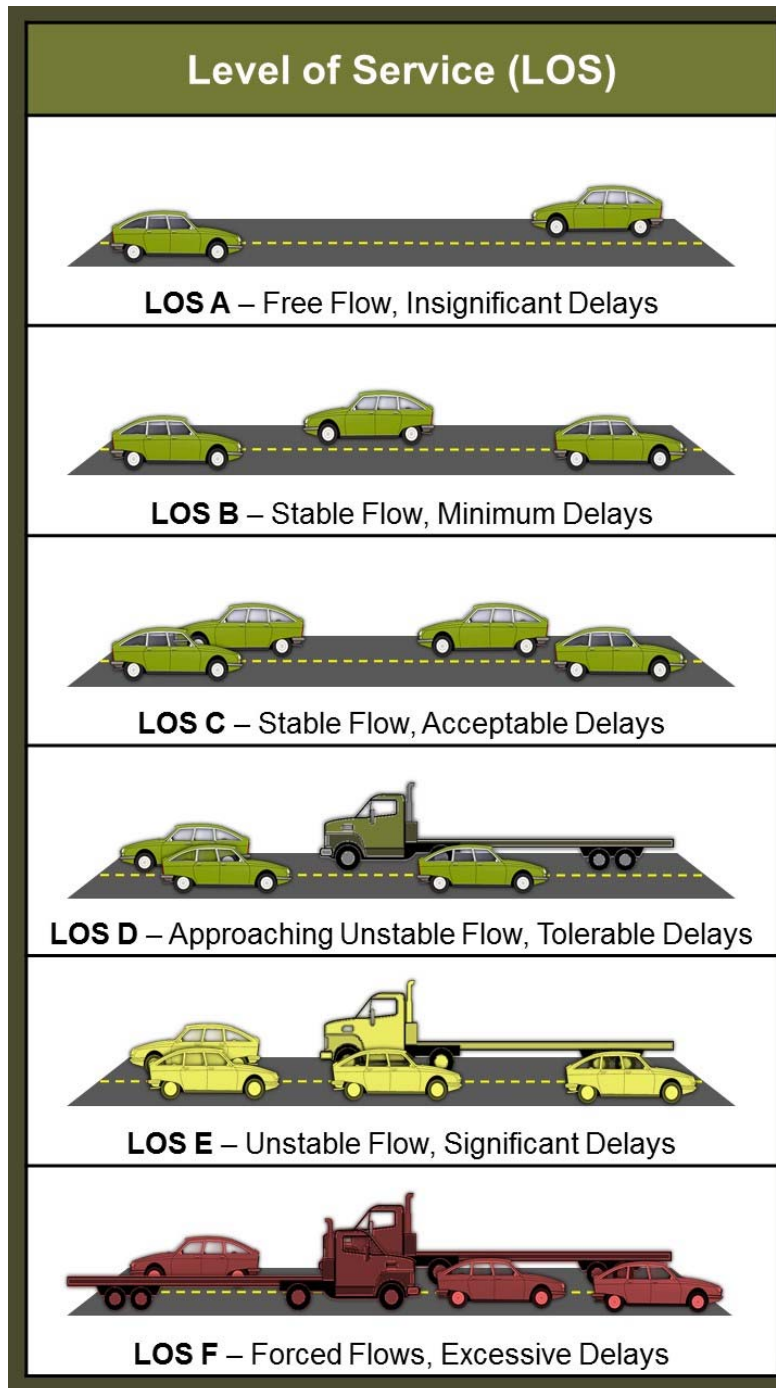


Figure 2: Visual representation of the LOS letter designations

II. EXISTING (2019) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

Eagle Mountain Boulevard – is a city-maintained roadway which is classified by the Eagle Mountain Future Transportation Master Plan (July 2018) as a minor arterial. The roadway has one travel lane in each direction separated by a raised median. The posted speed limit is 35 mph in the study area.

Lake Mountain Road – is a city-maintained roadway which is classified by the Eagle Mountain Future Transportation Master Plan (July 2018) as a local road. The roadway has one travel lane in each direction north of Eagle Mountain Boulevard. The posted speed limit is 25 mph in the study area.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Pony Express Parkway / Eagle Mountain Boulevard
- Lake Mountain Road / Eagle Mountain Boulevard

The counts were performed within the last year for other traffic impact studies in the area. Counts were last performed at the Pony Express Parkway / Eagle Mountain Boulevard intersection on Wednesday, September 5, 2018. Counts were last performed at the Lake Mountain Road / Eagle Mountain Boulevard intersection on Wednesday, March 7, 2018. The morning peak hour was determined to be between 7:00 and 8:00 a.m., and the evening peak hour was determined to be between 4:45 and 5:45 p.m. The evening peak hour volumes were slightly higher than the morning peak hour volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions. Detailed count data are included in Appendix A.

In order to account for immediate growth in the study area, Hales Engineering added project traffic from nearby developments to the background traffic collected at the study intersections. This was done based on the traffic impact studies completed for the Eagle Village and Patterson residential projects. Figure 3 shows the existing evening peak hour volumes (including traffic from other nearby projects) as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the evening peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2019) conditions.

Table 2: Existing (2019) Background Evening Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach ^{1,3}	Aver. Delay (Sec/Veh) ¹	LOS ¹	Aver. Delay (Sec/Veh) ²	LOS ²
Pony Express Pkwy / Eagle Mountain Blvd	Round-about	-	-	-	5.5	A
Lake Mountain Road / Eagle Mountain Blvd	NB/SB Stop	NB	4.1	A	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
 2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal-controlled intersections.
 3. SB = Southbound approach, etc.

Source: Hales Engineering, February 2019

E. Queuing Analysis

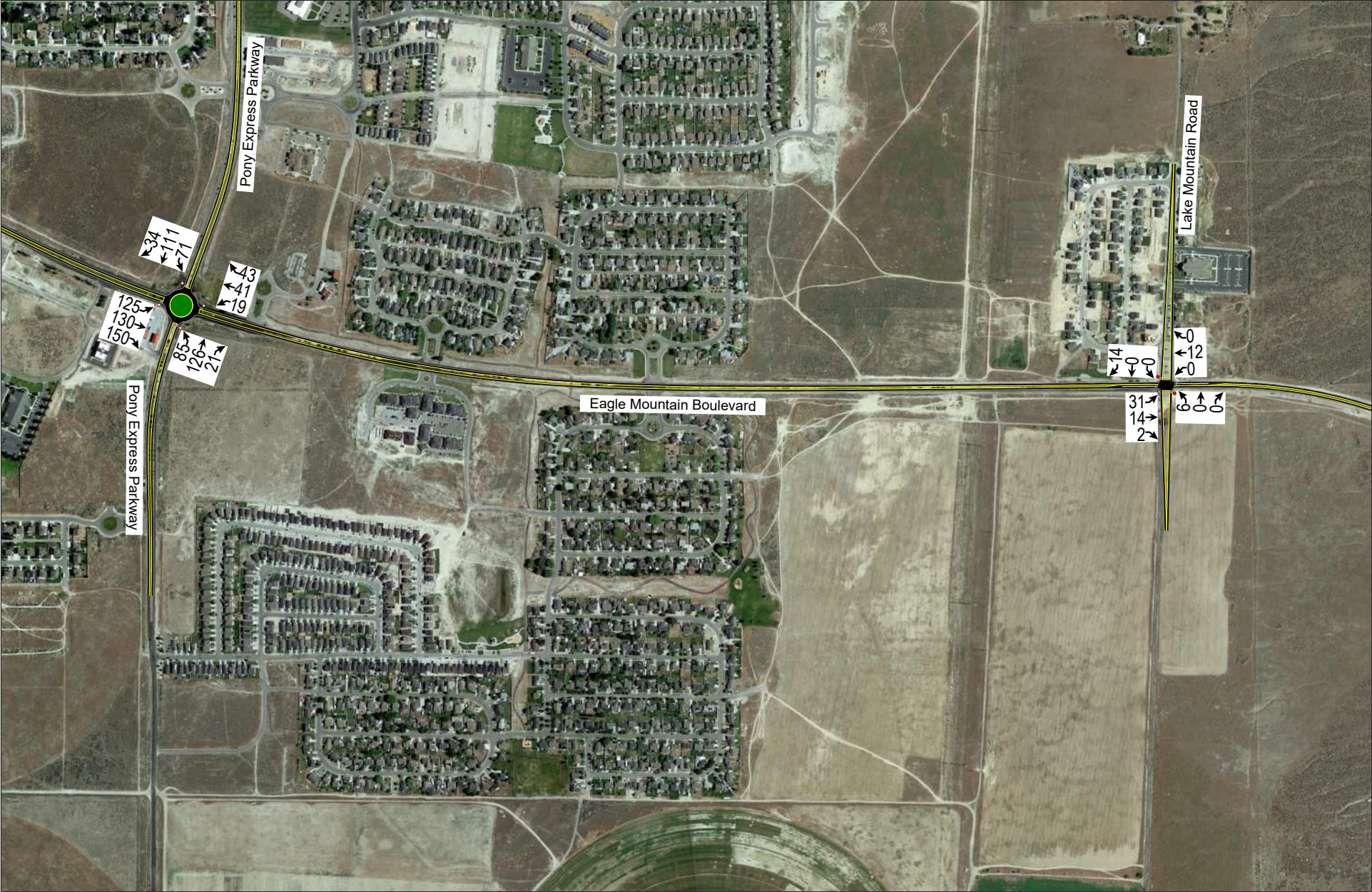
Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queuing was observed during the evening peak hour.

F. Mitigation Measures

No mitigation measures are recommended.

Eagle Mountain Eagle Heights Village TIS
Existing (2019) Background

Evening Peak Hour
Figure 3



III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Eagle Heights Village development is located on the south side of Eagle Mountain Boulevard, near Lake Mountain Road. The development will consist of residential townhome units. The townhome units will be built in duplex buildings throughout the project. A concept plan for the proposed developments is provided in Appendix C.

The proposed land use for the development has been identified as follows:

- Townhomes 316 Units

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition, 2017. Trip Generation for the proposed project is included in Table 3.

The total trip generation for the development is as follows:

- Daily Trips: 2,350
- Morning Peak Hour Trips: 144
- Evening Peak Hour Trips: 166

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. For the proposed area, it has been observed that commuters generally travel via Eagle Mountain Boulevard to the west

Table 3
Eagle Mountain - Eagle Heights Village TIS
Trip Generation

Weekday Daily	# of	Unit	Trip	%	%	Trips	Trips	Total Daily
Land Use ¹	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Trips
Multifamily Housing (Low-Rise) (220)	316	Dwelling Units	2,350	50%	50%	1,175	1,175	2,350
Project Total Daily Trips						1,175	1,175	2,350
Morning Peak Hour	# of	Unit	Trip	%	%	Trips	Trips	Total a.m.
Land Use ¹	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Trips
Multifamily Housing (Low-Rise) (220)	316	Dwelling Units	144	23%	77%	33	111	144
Project Total a.m. Peak Hour Trips						33	111	144
Evening Peak Hour	# of	Unit	Trip	%	%	Trips	Trips	Total p.m.
Land Use ¹	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Trips
Multifamily Housing (Low-Rise) (220)	316	Dwelling Units	166	63%	37%	105	61	166
Project Total p.m. Peak Hour Trips						105	61	166

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, February 2019

The resulting distribution of project generated trips during the evening peak hour is as follows:

To/From Project:

- 45% North
- 55% West

These trip distribution assumptions were used to assign the evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 4.

E. Access

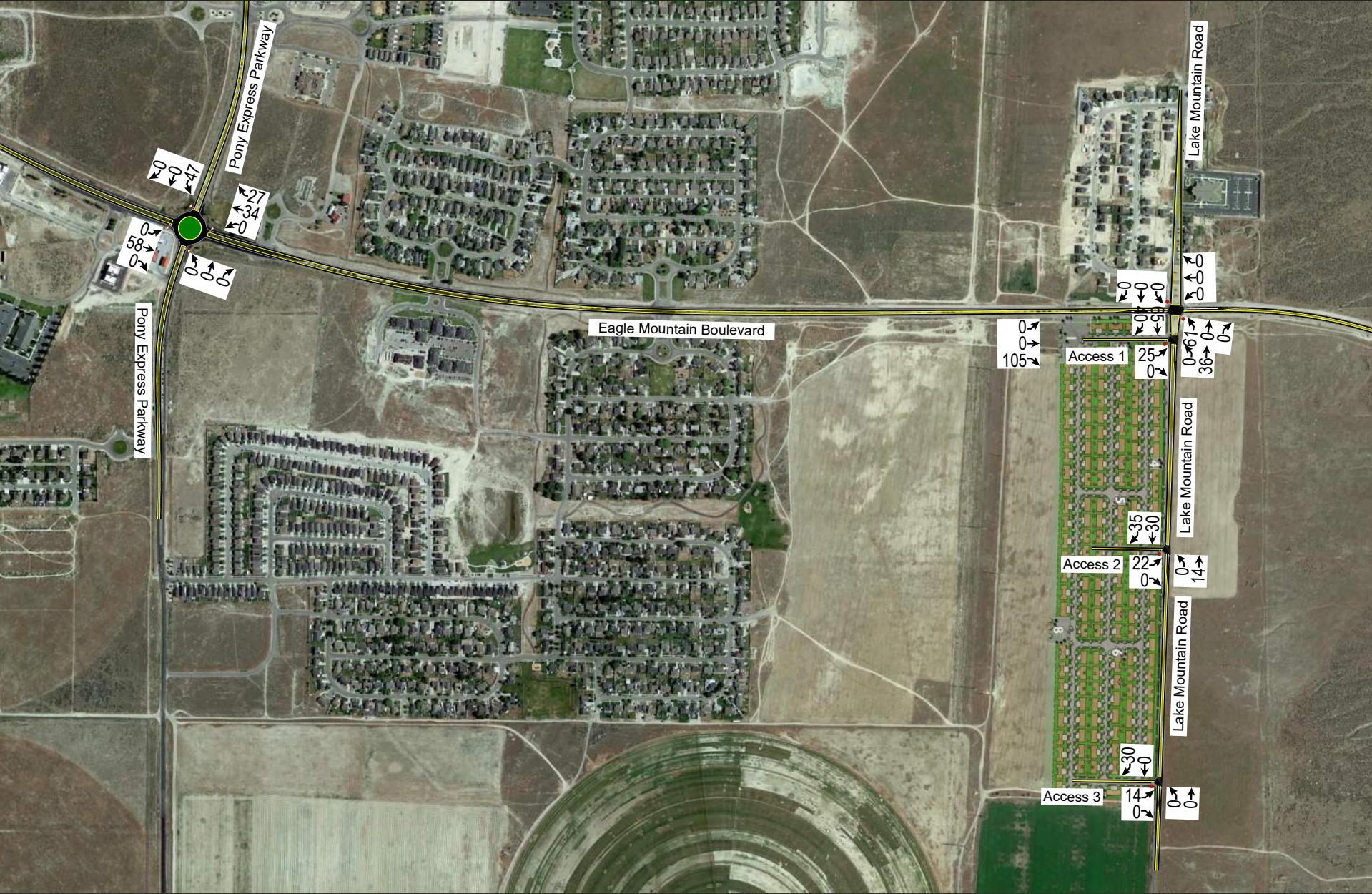
The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

Lake Mountain Road:

- Access 1 will be located approximately 200 feet south of Eagle Mountain Boulevard. It will access the project on the west side of Lake Mountain Road. It is anticipated that the access will be stop-controlled at the access.
- Access 2 will be located approximately 1,500 feet south of Eagle Mountain Boulevard. It will access the project on the west side of Lake Mountain Road. It is anticipated that the access will be stop-controlled at the access.
- Access 3 will be located approximately 3,000 feet south of Eagle Mountain Boulevard. It will access the project on the west side of Lake Mountain Road. It is anticipated that the access will be stop-controlled at the access.

Eagle Mountain Eagle Heights Village TIS
Trip Assignment

Evening Peak Hour
Figure 4



IV. EXISTING (2019) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2019) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2019) background traffic volumes to predict turning movement volumes for existing (2019) plus project conditions. Existing (2019) plus project evening peak hour turning movement volumes are shown in Figure 5.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour with project traffic added, as shown in Table 4.

Table 4: Existing (2019) Plus Project Evening Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach ^{1,3}	Aver. Delay (Sec/Veh) ¹	LOS ¹	Aver. Delay (Sec/Veh) ²	LOS ²
Pony Express Pkwy / Eagle Mountain Blvd	Round-about	-	-	-	6.8	A
Lake Mountain Road / Eagle Mountain Blvd	NB/SB Stop	NB	4.4	A	-	-
Access 1 / Lake Mountain Road	EB Stop	EB	4.7	A	-	-
Access 2 / Lake Mountain Road	EB Stop	EB	4.2	A	-	-
Access 3 / Lake Mountain Road	EB Stop	EB	3.9	A	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal-controlled intersections.

3. SB = Southbound approach, etc.

Source: Hales Engineering, February 2019



D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queuing is anticipated during the evening peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

V. FUTURE (2024) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2024) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Mountainland Association of Governments (MAG) Regional Transportation Plan, TransPlan40, there are no projects planned before 2024 in the study area. Therefore, no changes were made to the roadway network for the future (2024) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2024) forecasted volumes from the Wasatch Front Regional Council (WFRC) / MAG travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections.

In addition to applying future growth, Hales Engineering also took into account traffic from future developments in the vicinity, namely the Eagle Village and Patterson residential developments. Future (2024) evening peak hour turning movement volumes are shown in Figure 6.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the evening peak hour in future (2024) background conditions, as shown in Table 5. These results serve as a baseline condition for the impact analysis of the proposed development for future (2024) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. A 95th percentile queue length of approximately 270 feet is anticipated at the Pony Express Parkway / Eagle Mountain Boulevard intersection on the eastbound approach. This queue length approaches other intersections upstream.

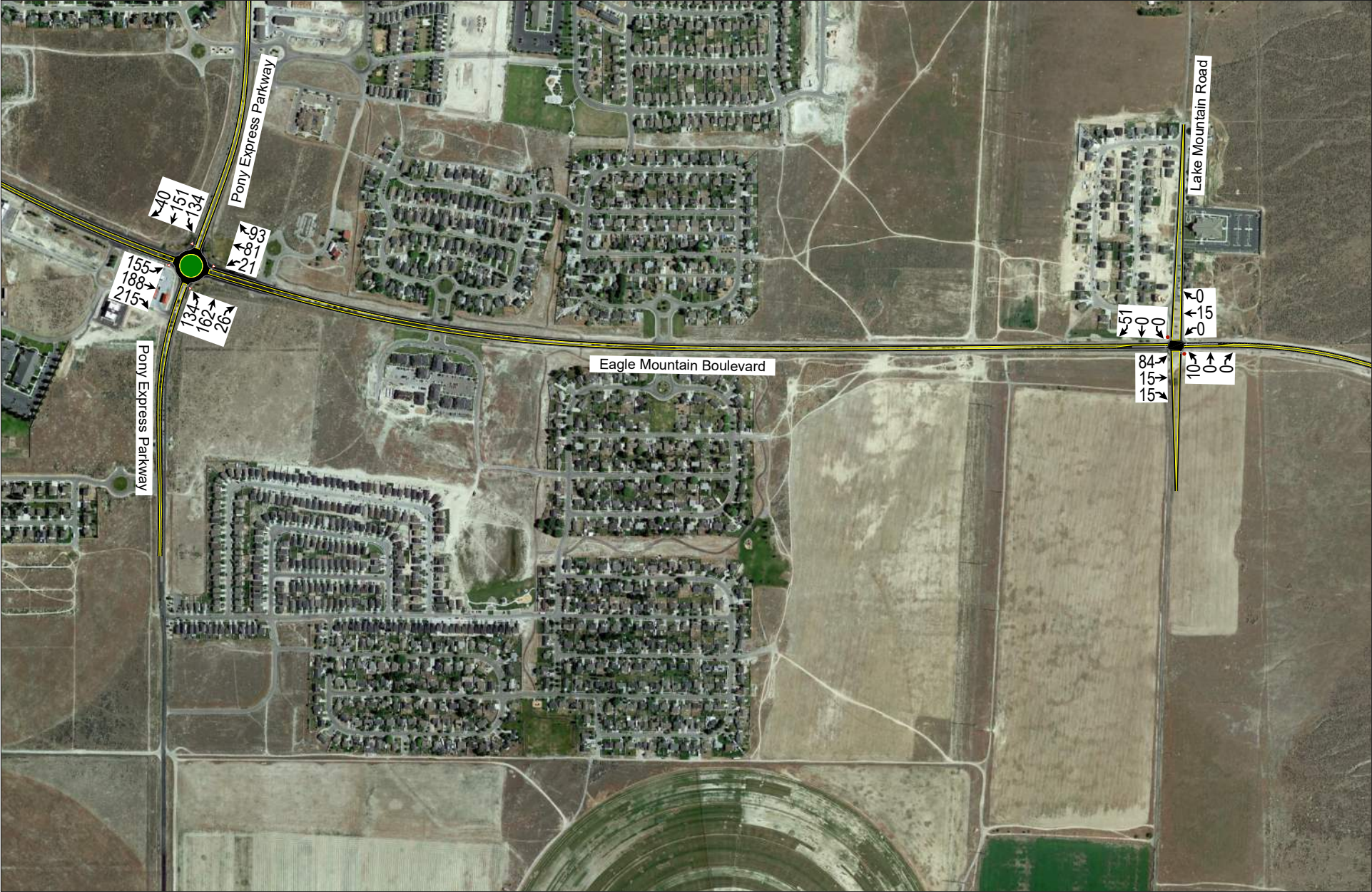


Table 5: Future (2024) Background Evening Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach ^{1,3}	Aver. Delay (Sec/Veh) ¹	LOS ¹	Aver. Delay (Sec/Veh) ²	LOS ²
Pony Express Pkwy / Eagle Mountain Blvd	Round-about	-	-	-	10.4	B
Lake Mountain Road / Eagle Mountain Blvd	NB/SB Stop	NB	5.4	A	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal-controlled intersections.
3. SB = Southbound approach, etc.

Source: Hales Engineering, February 2019

F. Mitigation Measures

No mitigation measures are recommended.

VI. FUTURE (2024) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2024) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2024) background traffic volumes to predict turning movement volumes for future (2024) plus project conditions. Future (2024) plus project evening peak hour turning movement volumes are shown in Figure 7.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour, as shown in Table 6.

Table 6: Future (2024) Plus Project Evening Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach ^{1,3}	Aver. Delay (Sec/Veh) ¹	LOS ¹	Aver. Delay (Sec/Veh) ²	LOS ²
Pony Express Pkwy / Eagle Mountain Blvd	Round-about	-	-	-	20.2	C
Lake Mountain Road / Eagle Mountain Blvd	NB/SB Stop	NB	5.6	A	-	-
Access 1 / Lake Mountain Road	EB Stop	EB	5.0	A	-	-
Access 2 / Lake Mountain Road	EB Stop	EB	4.3	A	-	-
Access 3 / Lake Mountain Road	EB Stop	EB	3.9	A	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal-controlled intersections.

3. SB = Southbound approach, etc.

Source: Hales Engineering, February 2019



D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. A 95th percentile queue length of approximately 650 feet is anticipated at the Pony Express Parkway / Eagle Mountain Boulevard intersection on the eastbound approach. This queue length blocks intersections upstream along Eagle Mountain Boulevard.

E. Mitigation Measures

It is recommended that the eastbound approach of the Pony Express Parkway / Eagle Mountain Boulevard intersection be restriped with two lanes entering the roundabout. The inner lane would be a shared through and left-turn lane while the outer lane would be for right-turns only. There is sufficient pavement width existing to support these lanes. It is anticipated that this improvement will reduce queuing and delays at the intersection.

F. Mitigated Scenario

Hales Engineering ran a mitigated scenario of future (2024) plus project conditions to determine the impact of the proposed mitigation measure. Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour, as shown in Table 7. No significant queuing is anticipated.

Table 7: Mitigated Future (2024) Plus Project Evening Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach ^{1,3}	Aver. Delay (Sec/Veh) ¹	LOS ¹	Aver. Delay (Sec/Veh) ²	LOS ²
Pony Express Pkwy / Eagle Mountain Blvd	Round-about	-	-	-	9.0	A
Lake Mountain Road / Eagle Mountain Blvd	NB/SB Stop	NB	5.7	A	-	-
Access 1 / Lake Mountain Road	EB Stop	EB	5.0	A	-	-
Access 2 / Lake Mountain Road	EB Stop	EB	4.1	A	-	-
Access 3 / Lake Mountain Road	EB Stop	EB	3.9	A	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal-controlled intersections.

3. SB = Southbound approach, etc.

Source: Hales Engineering, February 2019

G. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 95th percentile queue lengths given in the mitigated future (2024) plus project scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 8.

Table 8: Recommended Storage Lengths

Recommended Storage Lengths Eagle Mountain - Eagle Heights Village TIS								
Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Pony Express Pkwy / Eagle Mountain Blvd	-	-	-	-	-	200	-	-
Lake Mountain Road / Eagle Mountain Blvd	-	-	-	-	100	-	-	-
Source: Hales Engineering, February 2019								

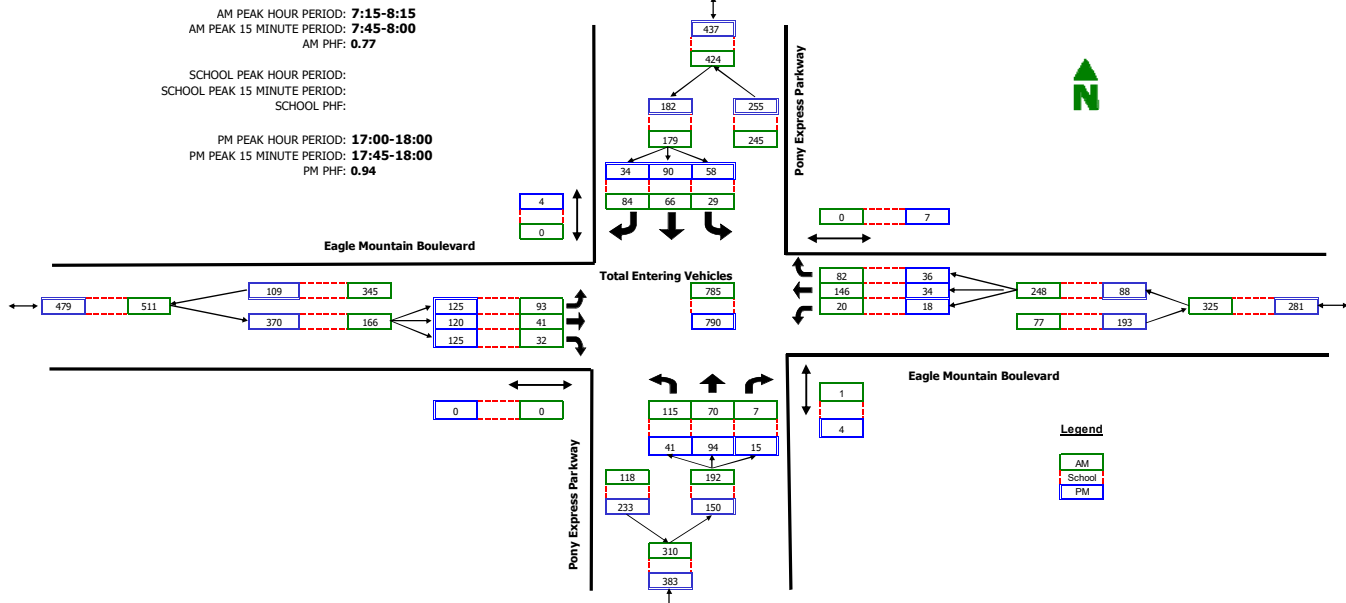
APPENDIX A

Turning Movement Counts

Intersection Turning Movement Summary

Intersection: Pony Express Parkway / Eagle Mountain Boulevard
 North/South: Pony Express Parkway
 East/West: Eagle Mountain Boulevard
 Jurisdiction: Eagle Mountain
 Project Title: Eagle Village TIS
 Project No: UT18-1315
 Weather: Clear

Date: 9-5-18, Wed
 Day of Week Adjustment: 100.0%
 Month of Year Adjustment: 100.0%
 Adjustment Station #: 0
 Growth Rate: 0.0%
 Number of Years: 0



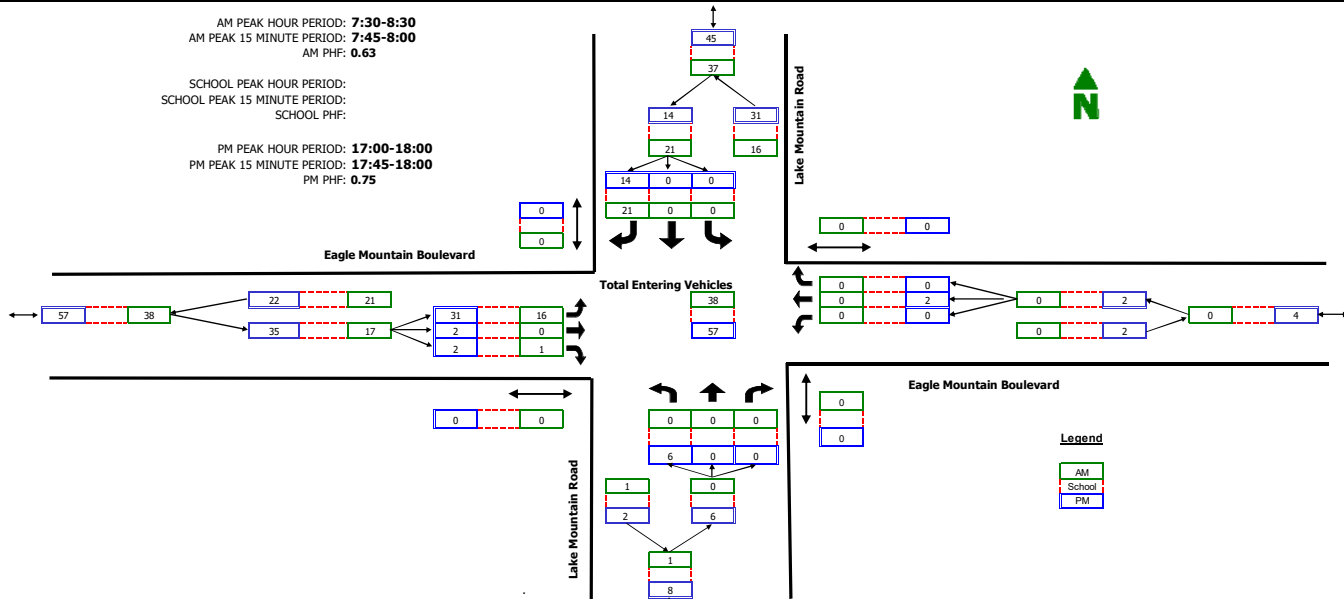
RAW COUNT SUMMARIES	Pony Express Parkway Northbound				Pony Express Parkway Southbound				Eagle Mountain Boulevard Eastbound				Eagle Mountain Boulevard Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	35	16	0	0	1	6	13	0	10	2	6	0	7	46	29	0	171
7:15-7:30	28	10	0	0	1	14	20	0	13	6	5	0	5	48	25	0	175
7:30-7:45	30	13	2	1	4	13	15	0	20	9	6	0	8	38	9	0	167
7:45-8:00	37	29	4	0	13	20	30	0	30	16	11	34	4	34	28	0	256
8:00-8:15	20	18	1	0	11	19	19	0	30	10	10	0	3	26	20	0	187
8:15-8:30	15	12	4	0	7	17	9	0	15	10	3	0	3	13	5	0	113
8:30-8:45	13	13	0	0	2	9	16	0	11	5	6	0	3	16	9	0	103
8:45-9:00	25	24	1	0	4	16	22	0	17	10	14	0	3	21	16	0	173
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00-9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15-9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30-9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45-10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00-10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15-10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30-10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45-11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30-13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45-14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00-14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15-14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30-14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45-15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00-15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15-15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30-15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45-16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	9	18	2	0	15	27	8	0	30	18	22	0	7	16	11	0	183
16:15-16:30	8	15	1	0	19	30	3	0	22	22	24	0	2	12	7	0	165
16:30-16:45	9	26	0	0	15	30	16	0	15	24	26	0	4	11	13	0	189
16:45-17:00	9	10	5	0	16	13	10	2	24	22	25	0	6	13	12	0	165
17:00-17:15	14	23	3	0	10	18	10	0	29	23	30	0	2	9	9	0	180
17:15-17:30	8	16	4	0	17	32	7	34	31	26	0	9	12	6	5	0	202
17:30-17:45	10	30	4	4	20	22	8	0	25	29	30	0	1	9	11	2	199
17:45-18:00	9	25	4	0	11	18	9	0	37	37	39	0	6	4	10	0	209

Intersection Turning Movement Summary

Intersection: Lake Mountain Road / Eagle Mountain Boulevard
 North/South: Lake Mountain Road
 East/West: Eagle Mountain Boulevard
 Jurisdiction: Eagle Mountain
 Project Title: Patterson TIS
 Project No: UT18-1202
 Weather: Clear

Date: 3-7-18, Wed
 Day of Week Adjustment: 100.0%
 Month of Year Adjustment: 100.0%
 Adjustment Station #: 0
 Growth Rate: 0.0%
 Number of Years: 0

AM PEAK HOUR PERIOD: 7:30-8:30
 AM PEAK 15 MINUTE PERIOD: 7:45-8:00
 AM PHF: 0.63
 SCHOOL PEAK HOUR PERIOD:
 SCHOOL PEAK 15 MINUTE PERIOD:
 SCHOOL PHF:
 PM PEAK HOUR PERIOD: 17:00-18:00
 PM PEAK 15 MINUTE PERIOD: 17:45-18:00
 PM PHF: 0.75



RAW COUNT SUMMARIES	Lake Mountain Road Northbound				Lake Mountain Road Southbound				Eagle Mountain Boulevard Eastbound				Eagle Mountain Boulevard Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	1	0	0	0	0	0	2	0	1	0	1	0	0	0	0	0	5
7:15-7:30	0	0	0	0	0	0	3	0	2	0	0	0	0	0	0	0	5
7:30-7:45	0	0	0	0	0	0	4	0	3	0	0	0	0	0	0	0	7
7:45-8:00	0	0	0	0	0	0	10	0	5	0	0	0	0	0	0	0	15
8:00-8:15	0	0	0	0	0	0	3	0	4	0	0	0	0	0	0	0	7
8:15-8:30	0	0	0	0	0	0	4	0	4	0	1	0	0	0	0	0	9
8:30-8:45	0	0	0	0	0	0	0	0	2	0	1	0	0	0	0	0	3
8:45-9:00	0	0	0	0	0	0	6	0	5	0	0	0	0	0	0	0	11
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00-9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15-9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30-9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45-10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00-10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15-10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30-10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45-11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30-13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45-14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00-14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15-14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30-14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45-15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00-15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15-15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30-15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45-16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	0	0	0	0	0	0	4	0	6	0	1	0	0	0	0	0	11
16:15-16:30	1	0	0	0	0	0	4	0	9	0	0	0	0	0	0	0	14
16:30-16:45	1	0	0	0	0	0	2	0	3	0	0	0	0	0	0	0	6
16:45-17:00	2	0	0	0	0	1	3	0	7	1	0	0	0	1	0	0	15
17:00-17:15	3	0	0	0	0	0	2	0	4	1	1	0	0	1	0	0	12
17:15-17:30	1	0	0	0	0	0	6	0	8	0	0	0	0	0	0	0	15
17:30-17:45	0	0	0	0	0	0	0	0	9	1	0	0	0	1	0	0	11
17:45-18:00	2	0	0	0	0	0	6	0	10	0	0	0	0	0	0	0	19

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Existing (2019) Background
Time Period: Evening Peak Hour **Project #: UT19-1417**

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	82	96	4.5	A
	T	126	124	98	5.9	A
	R	21	22	104	4.3	A
	Subtotal	232	228	98	5.2	A
SB	L	71	68	95	3.8	A
	T	111	113	102	5.4	A
	R	34	36	106	3.8	A
	Subtotal	216	217	100	4.6	A
EB	L	125	117	93	6.1	A
	T	130	126	97	7.3	A
	R	150	152	102	5.8	A
	Subtotal	405	395	98	6.4	A
WB	L	19	17	89	4.1	A
	T	41	43	104	5.7	A
	R	43	47	110	4.2	A
	Subtotal	103	107	104	4.8	A
Total		956	947	99	5.5	A

Intersection: Lake Mountain Road & Eagle Mountain Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	6	7	112	4.1	A
	Subtotal	6	7	117	4.1	A
SB	R	14	14	102	2.6	A
	Subtotal	14	14	100	2.6	A
EB	L	31	30	98	3.3	A
	T	190	183	97	1.6	A
	R	2	3	150	2.2	A
	Subtotal	223	216	97	1.8	A
WB	T	12	12	102	0.1	A
	Subtotal	12	12	100	0.1	A
Total		254	249	98	1.9	A

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.2	0.1	0.1	0.1	0.2	0.2	0.3	0.2	0.2	0.1
Total Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.6	6.5	4.8	3.2	5.3	4.3	4.0	5.5	4.0	3.3	5.2	3.4
Vehicles Entered	28	29	34	5	11	11	21	31	5	17	25	8
Vehicles Exited	28	29	34	4	10	11	20	30	5	17	25	8
Hourly Exit Rate	112	116	136	16	40	44	80	120	20	68	100	32
Input Volume	118	122	141	18	39	40	80	119	20	67	104	32
% of Volume	95	95	96	89	103	110	100	101	100	101	96	100

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.3
Total Del/Veh (s)	5.0
Vehicles Entered	225
Vehicles Exited	221
Hourly Exit Rate	884
Input Volume	900
% of Volume	98

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.3	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2
Total Delay (hr)	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.8	6.8	5.0	3.6	4.8	3.8	4.1	5.7	4.2	3.6	5.0	3.6
Vehicles Entered	27	31	38	4	10	10	19	28	6	15	28	8
Vehicles Exited	26	31	38	4	10	11	20	29	6	15	28	9
Hourly Exit Rate	104	124	152	16	40	44	80	116	24	60	112	36
Input Volume	118	122	141	18	39	40	80	119	20	67	104	32
% of Volume	88	102	108	89	103	110	100	97	120	90	108	112

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.3
Total Del/Veh (s)	5.0
Vehicles Entered	224
Vehicles Exited	227
Hourly Exit Rate	908
Input Volume	900
% of Volume	101

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.4	0.4	0.3	0.1	0.1	0.2	0.2	0.2	0.3	0.2	0.3	0.2
Total Delay (hr)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.0
Total Del/Veh (s)	6.6	7.6	6.5	4.3	6.2	4.0	4.8	6.0	4.6	3.8	5.4	3.9
Vehicles Entered	32	37	45	5	12	16	25	34	6	18	32	12
Vehicles Exited	32	37	45	4	12	15	25	34	6	18	32	11
Hourly Exit Rate	128	148	180	16	48	60	100	136	24	72	128	44
Input Volume	147	153	176	22	48	51	100	148	25	84	131	40
% of Volume	87	97	102	73	100	118	100	92	96	86	98	110

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.5
Total Del/Veh (s)	5.8
Vehicles Entered	274
Vehicles Exited	271
Hourly Exit Rate	1084
Input Volume	1125
% of Volume	96

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.3	0.1	0.1	0.1	0.2	0.2	0.1	0.2	0.2	0.2
Total Delay (hr)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.8	7.0	5.9	3.5	5.0	3.5	4.4	5.5	3.6	3.8	5.3	3.6
Vehicles Entered	30	29	34	4	11	9	18	30	5	18	28	8
Vehicles Exited	30	29	35	4	11	10	18	31	5	18	29	9
Hourly Exit Rate	120	116	140	16	44	40	72	124	20	72	116	36
Input Volume	118	122	141	18	39	40	80	119	20	67	104	32
% of Volume	102	95	99	89	113	100	90	104	100	107	112	112

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.4
Total Del/Veh (s)	5.2
Vehicles Entered	224
Vehicles Exited	229
Hourly Exit Rate	916
Input Volume	900
% of Volume	102

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.3	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2
Total Delay (hr)	0.2	0.3	0.2	0.0	0.1	0.1	0.1	0.2	0.0	0.1	0.2	0.0
Total Del/Veh (s)	6.1	7.3	5.8	4.1	5.7	4.2	4.5	5.9	4.3	3.8	5.4	3.8
Vehicles Entered	118	126	152	18	44	46	82	123	22	68	113	37
Vehicles Exited	117	126	152	17	43	47	82	124	22	68	113	36
Hourly Exit Rate	117	126	152	17	43	47	82	124	22	68	113	36
Input Volume	125	130	150	19	41	43	85	126	21	71	111	34
% of Volume	93	97	102	89	104	110	96	98	104	95	102	106

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.2
Total Delay (hr)	1.5
Total Del/Veh (s)	5.5
Vehicles Entered	949
Vehicles Exited	947
Hourly Exit Rate	947
Input Volume	956
% of Volume	99

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.9	1.4	0.6	0.1	4.0	2.6	1.6
Vehicles Entered	6	43	1	3	2	3	58
Vehicles Exited	6	45	0	3	2	3	59
Hourly Exit Rate	24	180	0	12	8	12	236
Input Volume	29	178	2	11	6	13	239
% of Volume	83	101	0	109	133	92	99

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0		0.1	0.1	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.2	1.7	0.2	0.0	4.8	2.0	2.0
Vehicles Entered	7	46	0	3	2	2	60
Vehicles Exited	7	45	1	3	2	2	60
Hourly Exit Rate	28	180	4	12	8	8	240
Input Volume	29	178	2	11	6	13	239
% of Volume	97	101	200	109	133	62	100

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0		0.1	0.1	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.4	1.7	3.6	0.1	4.2	2.4	2.1
Vehicles Entered	10	51	0	3	2	5	71
Vehicles Exited	9	50	0	3	2	5	69
Hourly Exit Rate	36	200	0	12	8	20	276
Input Volume	36	224	2	14	7	16	299
% of Volume	100	89	0	86	114	125	92

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.6	1.3	2.1	0.1	3.1	2.8	1.5
Vehicles Entered	8	44	1	3	1	3	60
Vehicles Exited	8	43	1	3	1	3	59
Hourly Exit Rate	32	172	4	12	4	12	236
Input Volume	29	178	2	11	6	13	239
% of Volume	110	97	200	109	67	92	99

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0
Total Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	3.3	1.6	2.2	0.1	4.1	2.6	1.9
Vehicles Entered	31	183	3	12	7	14	250
Vehicles Exited	30	183	3	12	7	14	249
Hourly Exit Rate	30	183	3	12	7	14	249
Input Volume	31	190	2	12	6	14	254
% of Volume	98	97	150	102	112	102	98

Total Network Performance By Interval

Interval Start	4:45	5:00	5:15	5:30	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.2	0.2	0.3	0.2	0.2
Total Delay (hr)	0.4	0.4	0.6	0.4	1.8
Total Del/Veh (s)	5.9	6.0	6.9	6.0	6.8
Vehicles Entered	225	224	273	224	949
Vehicles Exited	222	227	269	229	946
Hourly Exit Rate	888	908	1076	916	946
Input Volume	1874	1874	2341	1874	1991
% of Volume	47	48	46	49	48

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	80	42	61	54
Average Queue (ft)	36	15	30	18
95th Queue (ft)	83	44	66	53
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	63	42	60	46
Average Queue (ft)	37	18	31	19
95th Queue (ft)	70	49	64	53
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	98	53	70	61
Average Queue (ft)	53	24	37	23
95th Queue (ft)	100	56	77	66
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	83	35	55	51
Average Queue (ft)	45	20	28	17
95th Queue (ft)	91	47	61	52
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	110	60	80	79
Average Queue (ft)	43	19	32	19
95th Queue (ft)	88	50	67	56
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #1

Movement	NB	SB
Directions Served	LTR	LTR
Maximum Queue (ft)	30	24
Average Queue (ft)	7	9
95th Queue (ft)	28	30
Link Distance (ft)	844	1300
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #2

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	6	28	24
Average Queue (ft)	1	5	6
95th Queue (ft)	9	24	25
Link Distance (ft)		844	1300
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #3

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	6	27	32
Average Queue (ft)	1	8	12
95th Queue (ft)	9	29	35
Link Distance (ft)		844	1300
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #4

Movement	NB	SB
Directions Served	LTR	LTR
Maximum Queue (ft)	15	24
Average Queue (ft)	3	10
95th Queue (ft)	17	31
Link Distance (ft)	844	1300
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, All Intervals

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	12	31	32
Average Queue (ft)	0	6	9
95th Queue (ft)	6	25	31
Link Distance (ft)		844	1300
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Existing (2019) Plus Project
Time Period: Evening Peak Hour **Project #: UT19-1417**

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	84	99	5.4	A
	T	126	125	99	6.9	A
	R	21	22	104	5.4	A
	Subtotal	232	231	100	6.2	A
SB	L	118	115	97	4.3	A
	T	111	109	98	6.0	A
	R	34	34	100	4.4	A
	Subtotal	263	258	98	5.0	A
EB	L	125	126	101	7.5	A
	T	188	182	97	9.5	A
	R	150	142	95	7.7	A
	Subtotal	463	450	97	8.4	A
WB	L	19	19	100	5.4	A
	T	75	74	98	7.2	A
	R	70	68	97	6.0	A
	Subtotal	164	161	98	6.5	A
Total		1,122	1,100	98	6.8	A

Intersection: Lake Mountain Road & Eagle Mountain Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	67	63	94	4.5	A
	T	1	1	133	0.5	A
	Subtotal	68	64	94	4.4	A
SB	R	14	13	95	3.2	A
	Subtotal	14	13	93	3.2	A
EB	L	31	30	98	5.6	A
	T	189	184	97	2.4	A
	R	107	108	101	4.1	A
	Subtotal	327	322	98	3.3	A
WB	T	12	12	102	0.2	A
	Subtotal	12	12	100	0.2	A
Total		420	411	98	3.4	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Existing (2019) Plus Project
Time Period: Evening Peak Hour **Project #:** UT19-1417

Intersection: Lake Mountain Road & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	43	42	97	0.4	A
	Subtotal	43	42	98	0.4	A
SB	T	67	67	100	0.3	A
	R	40	41	102	0.2	A
	Subtotal	107	108	101	0.3	A
EB	L	25	24	95	4.7	A
	Subtotal	25	24	96	4.7	A
Total		176	174	99	0.9	A

Intersection: Lake Mountain Road & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	20	21	104	0.4	A
	Subtotal	20	21	105	0.4	A
SB	T	33	32	98	0.9	A
	R	35	36	103	0.6	A
	Subtotal	68	68	100	0.7	A
EB	L	22	20	90	4.2	A
	Subtotal	22	20	91	4.2	A
Total		110	109	99	1.3	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Existing (2019) Plus Project
Time Period: Evening Peak Hour **Project #:** UT19-1417

Intersection: Lake Mountain Road & Access 3
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	6	6	96	0.0	A
	Subtotal	6	6	100	0.0	A
SB	T	2	2	89	1.6	A
	R	30	29	97	0.4	A
	Subtotal	32	31	97	0.5	A
EB	L	14	14	102	3.9	A
	Subtotal	14	14	100	3.9	A
Total		52	51	98	1.4	A

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.3	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2
Total Delay (hr)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.9	7.8	6.1	4.0	6.6	5.3	5.2	6.0	6.0	4.1	5.3	4.2
Vehicles Entered	29	44	32	5	18	14	18	31	4	26	24	9
Vehicles Exited	29	43	32	5	18	14	18	31	4	26	24	10
Hourly Exit Rate	116	172	128	20	72	56	72	124	16	104	96	40
Input Volume	118	177	141	18	71	66	80	119	20	111	104	32
% of Volume	98	97	91	111	101	85	90	104	80	94	92	125

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.4
Total Del/Veh (s)	5.9
Vehicles Entered	254
Vehicles Exited	254
Hourly Exit Rate	1016
Input Volume	1057
% of Volume	96

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.3	0.3	0.1	0.1	0.1	0.2	0.2	0.3	0.2	0.2	0.2
Total Delay (hr)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Total Del/Veh (s)	6.0	7.7	6.1	4.5	6.4	4.9	4.6	6.4	5.0	3.9	5.5	4.4
Vehicles Entered	30	41	33	5	16	16	22	28	6	28	26	7
Vehicles Exited	30	41	33	5	16	16	22	28	6	27	27	7
Hourly Exit Rate	120	164	132	20	64	64	88	112	24	108	108	28
Input Volume	118	177	141	18	71	66	80	119	20	111	104	32
% of Volume	102	93	94	111	90	97	110	94	120	97	104	88

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.4
Total Del/Veh (s)	5.8
Vehicles Entered	258
Vehicles Exited	258
Hourly Exit Rate	1032
Input Volume	1057
% of Volume	98

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.5	0.5	0.5	0.0	0.1	0.1	0.2	0.2	0.3	0.2	0.2	0.3
Total Delay (hr)	0.1	0.2	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.0
Total Del/Veh (s)	9.1	11.0	9.9	6.5	7.0	5.3	5.8	7.2	5.7	4.2	6.2	4.4
Vehicles Entered	35	53	42	5	22	21	23	37	6	35	34	10
Vehicles Exited	35	53	42	4	20	20	24	37	6	34	34	10
Hourly Exit Rate	140	212	168	16	80	80	96	148	24	136	136	40
Input Volume	147	221	176	22	88	82	100	148	25	139	131	40
% of Volume	95	96	95	73	91	98	96	100	96	98	104	100

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.7
Total Del/Veh (s)	7.7
Vehicles Entered	323
Vehicles Exited	319
Hourly Exit Rate	1276
Input Volume	1319
% of Volume	97

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.4	0.4	0.3	0.1	0.1	0.1	0.2	0.2	0.3	0.2	0.2	0.2
Total Delay (hr)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Total Del/Veh (s)	7.1	9.0	6.9	5.5	6.6	6.0	5.0	7.0	4.9	4.1	5.7	4.0
Vehicles Entered	31	43	35	5	17	16	20	29	6	27	24	7
Vehicles Exited	32	45	36	5	19	17	20	29	6	29	24	8
Hourly Exit Rate	128	180	144	20	76	68	80	116	24	116	96	32
Input Volume	118	177	141	18	71	66	80	119	20	111	104	32
% of Volume	108	102	102	111	107	103	100	97	120	105	92	100

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.5
Total Del/Veh (s)	6.5
Vehicles Entered	260
Vehicles Exited	270
Hourly Exit Rate	1080
Input Volume	1057
% of Volume	102

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.4	0.4	0.4	0.1	0.1	0.1	0.2	0.2	0.3	0.2	0.2	0.2
Total Delay (hr)	0.3	0.5	0.3	0.0	0.2	0.1	0.1	0.2	0.0	0.1	0.2	0.0
Total Del/Veh (s)	7.5	9.5	7.7	5.4	7.2	6.0	5.4	6.9	5.4	4.3	6.0	4.4
Vehicles Entered	126	181	143	19	74	68	83	125	22	115	110	34
Vehicles Exited	126	182	142	19	74	68	84	125	22	115	109	34
Hourly Exit Rate	126	182	142	19	74	68	84	125	22	115	109	34
Input Volume	125	188	150	19	75	70	85	126	21	118	111	34
% of Volume	101	97	95	100	98	97	99	99	104	97	98	100

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.3
Total Delay (hr)	2.1
Total Del/Veh (s)	6.8
Vehicles Entered	1100
Vehicles Exited	1100
Hourly Exit Rate	1100
Input Volume	1122
% of Volume	98

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBT	NBL	NBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0		0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	4.4	2.2	3.2	0.2	4.3		3.4	2.9
Vehicles Entered	8	40	26	3	14	0	3	94
Vehicles Exited	8	40	26	3	14	0	3	94
Hourly Exit Rate	32	160	104	12	56	0	12	376
Input Volume	29	178	101	11	63	1	13	396
% of Volume	110	90	103	109	89	0	92	95

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBT	NBL	NBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0		0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.2	1.9	3.5	0.2	4.1		2.9	2.9
Vehicles Entered	6	42	25	3	15	0	4	95
Vehicles Exited	7	41	25	3	15	0	4	95
Hourly Exit Rate	28	164	100	12	60	0	16	380
Input Volume	29	178	101	11	63	1	13	396
% of Volume	97	92	99	109	95	0	123	96

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBT	NBL	NBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0		0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.9	2.5	3.9	0.1	4.5		2.6	3.4
Vehicles Entered	8	55	30	3	19	0	4	119
Vehicles Exited	7	56	30	3	19	0	3	118
Hourly Exit Rate	28	224	120	12	76	0	12	472
Input Volume	36	223	126	14	79	0	16	494
% of Volume	78	100	95	86	96		75	96

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBT	NBL	NBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0		0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.0	2.3	4.0	0.1	4.7		3.2	3.3
Vehicles Entered	7	47	26	2	15	0	3	100
Vehicles Exited	8	47	28	2	15	0	3	103
Hourly Exit Rate	32	188	112	8	60	0	12	412
Input Volume	29	178	101	11	63	1	13	396
% of Volume	110	106	111	73	95	0	92	104

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBT	NBL	NBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.0
Total Delay (hr)	0.0	0.1	0.1	0.0	0.1	0.0	0.0	0.4
Total Del/Veh (s)	5.6	2.4	4.1	0.2	4.5	0.5	3.2	3.4
Vehicles Entered	28	184	107	12	63	1	13	408
Vehicles Exited	30	184	108	12	63	1	13	411
Hourly Exit Rate	30	184	108	12	63	1	13	411
Input Volume	31	189	107	12	67	1	14	420
% of Volume	98	97	101	102	94	133	95	98

3: Lake Mountain Road & Access 1 Performance by movement Interval #1 4:45

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.3	0.4	0.2	0.2	0.8
Vehicles Entered	5	9	14	12	40
Vehicles Exited	5	9	14	12	40
Hourly Exit Rate	20	36	56	48	160
Input Volume	24	41	63	38	166
% of Volume	83	88	89	126	96

3: Lake Mountain Road & Access 1 Performance by movement Interval #2 5:00

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.5	0.4	0.3	0.2	0.8
Vehicles Entered	5	11	15	10	41
Vehicles Exited	5	11	15	10	41
Hourly Exit Rate	20	44	60	40	164
Input Volume	24	41	63	38	166
% of Volume	83	107	95	105	99

3: Lake Mountain Road & Access 1 Performance by movement Interval #3 5:15

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.4	0.5	0.3	0.1	1.1
Vehicles Entered	8	12	20	9	49
Vehicles Exited	8	12	20	9	49
Hourly Exit Rate	32	48	80	36	196
Input Volume	29	50	79	47	205
% of Volume	110	96	101	77	96

3: Lake Mountain Road & Access 1 Performance by movement Interval #4 5:30

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.1	0.4	0.4	0.1	0.9
Vehicles Entered	5	10	18	10	43
Vehicles Exited	5	10	18	10	43
Hourly Exit Rate	20	40	72	40	172
Input Volume	24	41	63	38	166
% of Volume	83	98	114	105	104

3: Lake Mountain Road & Access 1 Performance by movement Entire Run

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.7	0.4	0.3	0.2	0.9
Vehicles Entered	24	42	67	41	174
Vehicles Exited	24	42	67	41	174
Hourly Exit Rate	24	42	67	41	174
Input Volume	25	43	67	40	176
% of Volume	95	97	100	102	99

4: Lake Mountain Road & Access 2 Performance by movement Interval #1 4:45

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.0	0.4	0.1	0.4	1.1
Vehicles Entered	5	4	7	7	23
Vehicles Exited	5	4	7	7	23
Hourly Exit Rate	20	16	28	28	92
Input Volume	21	19	31	33	104
% of Volume	95	84	90	85	88

4: Lake Mountain Road & Access 2 Performance by movement Interval #2 5:00

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.9	0.3	1.1	0.5	1.4
Vehicles Entered	6	5	7	8	26
Vehicles Exited	6	5	7	9	27
Hourly Exit Rate	24	20	28	36	108
Input Volume	21	19	31	33	104
% of Volume	114	105	90	109	104

4: Lake Mountain Road & Access 2 Performance by movement Interval #3 5:15

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.1	0.4	1.1	0.7	1.5
Vehicles Entered	6	6	10	11	33
Vehicles Exited	6	6	10	10	32
Hourly Exit Rate	24	24	40	40	128
Input Volume	26	24	38	41	129
% of Volume	92	100	105	98	99

4: Lake Mountain Road & Access 2 Performance by movement Interval #4 5:30

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.2	0.4	1.0	0.5	1.2
Vehicles Entered	4	5	8	10	27
Vehicles Exited	4	5	8	10	27
Hourly Exit Rate	16	20	32	40	108
Input Volume	21	19	31	33	104
% of Volume	76	105	103	121	104

4: Lake Mountain Road & Access 2 Performance by movement Entire Run

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.2	0.4	0.9	0.6	1.3
Vehicles Entered	20	21	32	36	109
Vehicles Exited	20	21	32	36	109
Hourly Exit Rate	20	21	32	36	109
Input Volume	22	20	33	35	110
% of Volume	90	104	98	103	99

5: Lake Mountain Road & Access 3 Performance by movement Interval #1 4:45

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1		0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.3	0.0		0.2	1.5
Vehicles Entered	3	1	0	6	10
Vehicles Exited	3	1	0	6	10
Hourly Exit Rate	12	4	0	24	40
Input Volume	13	6	2	28	49
% of Volume	92	67	0	86	82

5: Lake Mountain Road & Access 3 Performance by movement Interval #2 5:00

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1		0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.8	0.0		0.3	1.3
Vehicles Entered	3	2	0	7	12
Vehicles Exited	3	2	0	6	11
Hourly Exit Rate	12	8	0	24	44
Input Volume	13	6	2	28	49
% of Volume	92	133	0	86	90

5: Lake Mountain Road & Access 3 Performance by movement Interval #3 5:15

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.3	0.0	0.3	0.6	1.4
Vehicles Entered	4	2	1	9	16
Vehicles Exited	4	2	1	9	16
Hourly Exit Rate	16	8	4	36	64
Input Volume	16	7	3	35	61
% of Volume	100	114	133	103	105

5: Lake Mountain Road & Access 3 Performance by movement Interval #4 5:30

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.3	0.0	0.3	0.5	1.3
Vehicles Entered	3	1	1	7	12
Vehicles Exited	3	2	1	7	13
Hourly Exit Rate	12	8	4	28	52
Input Volume	13	6	2	28	49
% of Volume	92	133	200	100	106

5: Lake Mountain Road & Access 3 Performance by movement Entire Run

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.9	0.0	1.6	0.4	1.4
Vehicles Entered	14	6	2	28	50
Vehicles Exited	14	6	2	29	51
Hourly Exit Rate	14	6	2	29	51
Input Volume	14	6	2	30	52
% of Volume	102	96	89	97	98

Total Network Performance By Interval

Interval Start	4:45	5:00	5:15	5:30	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.2	0.2	0.3	0.3	0.3
Total Delay (hr)	0.6	0.6	1.0	0.7	2.9
Total Del/Veh (s)	7.6	7.6	9.8	8.3	9.2
Vehicles Entered	254	261	323	258	1101
Vehicles Exited	255	257	311	275	1107
Hourly Exit Rate	1020	1028	1244	1100	1107
Input Volume	2664	2664	3319	2664	2828
% of Volume	38	39	37	41	39

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	91	57	67	49
Average Queue (ft)	47	27	38	20
95th Queue (ft)	98	63	70	55
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	105	56	66	59
Average Queue (ft)	50	28	35	25
95th Queue (ft)	103	63	69	63
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	144	61	75	65
Average Queue (ft)	80	33	47	31
95th Queue (ft)	153	68	83	69
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	112	64	68	54
Average Queue (ft)	61	28	39	27
95th Queue (ft)	113	67	74	62
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	155	78	83	72
Average Queue (ft)	60	29	40	26
95th Queue (ft)	121	66	75	63
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #1

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	6	40	28
Average Queue (ft)	1	24	11
95th Queue (ft)	9	45	33
Link Distance (ft)		113	1292
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #2

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	6	33	28
Average Queue (ft)	1	25	10
95th Queue (ft)	9	41	32
Link Distance (ft)		113	1292
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #3

Movement	NB	SB
Directions Served	LTR	LTR
Maximum Queue (ft)	47	28
Average Queue (ft)	29	11
95th Queue (ft)	53	34
Link Distance (ft)	113	1292
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #4

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	6	51	28
Average Queue (ft)	1	28	9
95th Queue (ft)	9	55	31
Link Distance (ft)		113	1292
Upstream Blk Time (%)		0	
Queuing Penalty (veh)		0	
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, All Intervals

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	18	58	31
Average Queue (ft)	1	27	10
95th Queue (ft)	8	49	32
Link Distance (ft)		113	1292
Upstream Blk Time (%)		0	
Queuing Penalty (veh)		0	
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: Lake Mountain Road & Access 1, Interval #1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	16
95th Queue (ft)	41
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, Interval #2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	16
95th Queue (ft)	41
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, Interval #3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	44
Average Queue (ft)	22
95th Queue (ft)	54
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, Interval #4

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	16
95th Queue (ft)	41
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, All Intervals

Movement	EB
Directions Served	LR
Maximum Queue (ft)	44
Average Queue (ft)	17
95th Queue (ft)	45
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	34
Average Queue (ft)	17
95th Queue (ft)	43
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	17
95th Queue (ft)	42
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	39
Average Queue (ft)	16
95th Queue (ft)	44
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #4

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	15
95th Queue (ft)	40
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, All Intervals

Movement	EB
Directions Served	LR
Maximum Queue (ft)	40
Average Queue (ft)	16
95th Queue (ft)	43
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	11
95th Queue (ft)	35
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	10
95th Queue (ft)	34
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	12
95th Queue (ft)	37
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #4

Movement	EB
Directions Served	LR
Maximum Queue (ft)	28
Average Queue (ft)	10
95th Queue (ft)	33
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, All Intervals

Movement	EB
Directions Served	LR
Maximum Queue (ft)	33
Average Queue (ft)	11
95th Queue (ft)	35
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Future(2024) Background
Time Period: Evening Peak Hour **Project #: UT19-1417**

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	134	134	100	7.4	A
	T	162	163	101	8.9	A
	R	26	23	89	7.8	A
	Subtotal	322	320	99	8.2	A
SB	L	134	133	99	5.3	A
	T	151	155	103	6.9	A
	R	40	42	104	5.8	A
	Subtotal	325	330	102	6.1	A
EB	L	155	156	101	14.8	B
	T	188	186	99	15.6	C
	R	215	218	102	15.6	C
	Subtotal	558	560	100	15.4	C
WB	L	21	21	99	6.1	A
	T	81	78	97	8.2	A
	R	93	95	102	6.5	A
	Subtotal	195	194	99	7.1	A
Total		1,400	1,404	100	10.4	B

Intersection: Lake Mountain Road & Eagle Mountain Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	9	92	5.4	A
	Subtotal	10	9	90	5.4	A
SB	R	51	50	98	2.9	A
	Subtotal	51	50	98	2.9	A
EB	L	84	82	98	5.8	A
	T	249	244	98	2.9	A
	R	15	15	100	4.1	A
	Subtotal	348	341	98	3.7	A
WB	T	15	16	107	0.2	A
	Subtotal	15	16	107	0.2	A
Total		424	416	98	3.5	A

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.4	0.4	0.4	0.1	0.1	0.1	0.2	0.3	0.2	0.2	0.3	0.3
Total Delay (hr)	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.1	0.0
Total Del/Veh (s)	9.8	10.6	9.2	5.9	7.4	5.5	6.0	7.3	6.9	4.8	6.2	4.9
Vehicles Entered	38	43	50	5	19	23	34	39	6	29	38	9
Vehicles Exited	38	42	50	5	20	22	34	38	6	28	37	10
Hourly Exit Rate	152	168	200	20	80	88	136	152	24	112	148	40
Input Volume	146	177	202	20	76	88	126	152	24	126	142	38
% of Volume	104	95	99	100	105	100	108	100	100	89	104	105

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.7
Total Del/Veh (s)	7.6
Vehicles Entered	333
Vehicles Exited	330
Hourly Exit Rate	1320
Input Volume	1317
% of Volume	100

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.4	0.4	0.3	0.3	0.1	0.1	0.3	0.3	0.2	0.3	0.3	0.3
Total Delay (hr)	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.1	0.0
Total Del/Veh (s)	8.5	10.0	7.8	5.0	7.5	5.4	6.5	7.9	5.7	4.5	6.6	5.5
Vehicles Entered	37	44	50	5	17	22	32	42	6	31	34	12
Vehicles Exited	36	44	50	5	17	22	31	42	6	30	35	12
Hourly Exit Rate	144	176	200	20	68	88	124	168	24	120	140	48
Input Volume	146	177	202	20	76	88	126	152	24	126	142	38
% of Volume	99	99	99	100	89	100	98	111	100	95	99	126

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.7
Total Del/Veh (s)	7.4
Vehicles Entered	332
Vehicles Exited	330
Hourly Exit Rate	1320
Input Volume	1317
% of Volume	100

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.5	0.5	0.4	0.1	0.1	0.1	0.3	0.3	0.2	0.4	0.3	0.3
Total Delay (hr)	0.3	0.4	0.5	0.0	0.1	0.1	0.1	0.1	0.0	0.1	0.1	0.0
Total Del/Veh (s)	22.8	23.4	25.2	7.2	8.1	7.2	8.7	10.8	8.9	5.8	7.4	6.5
Vehicles Entered	45	53	68	6	24	29	37	45	7	39	48	12
Vehicles Exited	43	51	65	7	22	29	38	46	8	40	47	12
Hourly Exit Rate	172	204	260	28	88	116	152	184	32	160	188	48
Input Volume	182	221	253	25	95	109	158	191	31	158	178	47
% of Volume	95	92	103	112	93	106	96	96	103	101	106	102

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.4
Total Delay (hr)	1.7
Total Del/Veh (s)	14.4
Vehicles Entered	413
Vehicles Exited	408
Hourly Exit Rate	1632
Input Volume	1648
% of Volume	99

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.4	0.4	0.3	0.1	0.1	0.1	0.2	0.2	0.3	0.3	0.3	0.3
Total Delay (hr)	0.2	0.2	0.2	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.1	0.0
Total Del/Veh (s)	13.7	13.4	13.3	5.1	7.0	5.4	6.7	8.8	6.6	4.8	6.5	5.4
Vehicles Entered	36	46	51	5	17	21	32	37	4	35	35	9
Vehicles Exited	39	48	54	5	18	22	32	36	4	35	36	9
Hourly Exit Rate	156	192	216	20	72	88	128	144	16	140	144	36
Input Volume	146	177	202	20	76	88	126	152	24	126	142	38
% of Volume	107	108	107	100	95	100	102	95	67	111	101	95

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.9
Total Del/Veh (s)	9.4
Vehicles Entered	328
Vehicles Exited	338
Hourly Exit Rate	1352
Input Volume	1317
% of Volume	103

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.4	0.4	0.4	0.2	0.1	0.1	0.3	0.3	0.2	0.3	0.3	0.3
Total Delay (hr)	0.6	0.8	1.0	0.0	0.2	0.2	0.3	0.4	0.1	0.2	0.3	0.1
Total Del/Veh (s)	14.8	15.6	15.6	6.1	8.2	6.5	7.4	8.9	7.8	5.3	6.9	5.8
Vehicles Entered	156	186	218	22	77	96	134	163	23	134	155	42
Vehicles Exited	156	186	218	21	78	95	134	163	23	133	155	42
Hourly Exit Rate	156	186	218	21	78	95	134	163	23	133	155	42
Input Volume	155	188	215	21	81	93	134	162	26	134	151	40
% of Volume	101	99	102	99	97	102	100	101	89	99	103	104

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.3
Total Delay (hr)	4.1
Total Del/Veh (s)	10.4
Vehicles Entered	1406
Vehicles Exited	1404
Hourly Exit Rate	1404
Input Volume	1400
% of Volume	100

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	4.1	2.4	3.8	0.1	5.0	2.8	2.8
Vehicles Entered	18	55	4	4	2	11	94
Vehicles Exited	18	54	3	4	2	11	92
Hourly Exit Rate	72	216	12	16	8	44	368
Input Volume	79	234	14	14	9	48	398
% of Volume	91	92	86	114	89	92	92

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.6	2.5	3.0	0.1	5.0	2.8	3.1
Vehicles Entered	19	58	4	3	2	12	98
Vehicles Exited	19	58	4	4	2	12	99
Hourly Exit Rate	76	232	16	16	8	48	396
Input Volume	79	234	14	14	9	48	398
% of Volume	96	99	114	114	89	100	99

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0
Total Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	6.0	3.1	5.3	0.2	5.4	3.0	3.7
Vehicles Entered	23	71	4	5	3	16	122
Vehicles Exited	21	70	4	5	3	16	119
Hourly Exit Rate	84	280	16	20	12	64	476
Input Volume	99	293	18	18	12	60	500
% of Volume	85	96	89	111	100	107	95

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.5	2.6	2.4	0.3	6.0	2.7	3.3
Vehicles Entered	22	62	3	3	2	12	104
Vehicles Exited	23	62	3	3	2	12	105
Hourly Exit Rate	92	248	12	12	8	48	420
Input Volume	79	234	14	14	9	48	398
% of Volume	116	106	86	86	89	100	106

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0
Total Delay (hr)	0.1	0.2	0.0	0.0	0.0	0.0	0.4
Total Del/Veh (s)	5.8	2.9	4.1	0.2	5.4	2.9	3.5
Vehicles Entered	82	245	15	16	9	50	417
Vehicles Exited	82	244	15	16	9	50	416
Hourly Exit Rate	82	244	15	16	9	50	416
Input Volume	84	249	15	15	10	51	424
% of Volume	98	98	100	107	92	98	98

Total Network Performance By Interval

Interval Start	4:45	5:00	5:15	5:30	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.3	0.3	0.4	0.3	0.3
Total Delay (hr)	0.9	0.9	2.1	1.2	5.1
Total Del/Veh (s)	9.1	8.9	16.3	10.7	12.7
Vehicles Entered	332	332	415	329	1405
Vehicles Exited	326	333	398	346	1404
Hourly Exit Rate	1304	1332	1592	1384	1404
Input Volume	2812	2812	3521	2812	2989
% of Volume	46	47	45	49	47

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	158	62	91	73
Average Queue (ft)	77	33	49	36
95th Queue (ft)	151	67	94	75
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	131	71	84	78
Average Queue (ft)	71	33	53	36
95th Queue (ft)	139	71	88	80
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	332	86	123	92
Average Queue (ft)	182	47	72	48
95th Queue (ft)	400	85	132	92
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	238	67	100	74
Average Queue (ft)	107	35	52	37
95th Queue (ft)	258	69	109	78
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	356	92	136	101
Average Queue (ft)	109	37	56	39
95th Queue (ft)	269	74	109	82
Link Distance (ft)	2390	5860	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #1

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	23	24	36
Average Queue (ft)	5	7	22
95th Queue (ft)	24	28	43
Link Distance (ft)		844	1300
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #2

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	9	30	34
Average Queue (ft)	1	9	22
95th Queue (ft)	11	32	45
Link Distance (ft)		844	1300
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #3

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	24	27	39
Average Queue (ft)	5	10	26
95th Queue (ft)	27	32	47
Link Distance (ft)		844	1300
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #4

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	6	27	34
Average Queue (ft)	1	7	22
95th Queue (ft)	9	28	42
Link Distance (ft)		844	1300
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, All Intervals

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	38	31	49
Average Queue (ft)	3	8	23
95th Queue (ft)	19	30	44
Link Distance (ft)		844	1300
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Future (2024) Plus Project
Time Period: Evening Peak Hour **Project #: UT19-1417**

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	134	132	99	8.4	A
	T	162	164	101	10.1	B
	R	26	25	97	9.0	A
	Subtotal	322	321	100	9.3	A
SB	L	181	178	98	6.4	A
	T	151	152	101	8.0	A
	R	40	43	107	6.0	A
	Subtotal	372	373	100	7.0	A
EB	L	155	150	97	37.6	E
	T	246	241	98	39.3	E
	R	215	215	100	39.0	E
	Subtotal	616	606	98	38.8	E
WB	L	21	21	99	8.4	A
	T	115	112	98	9.5	A
	R	120	115	96	7.8	A
	Subtotal	256	248	97	8.6	A
Total		1,566	1,548	99	20.2	C

Intersection: Lake Mountain Road & Eagle Mountain Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	71	74	104	5.6	A
	Subtotal	71	74	104	5.6	A
SB	R	51	48	94	3.3	A
	Subtotal	51	48	94	3.3	A
EB	L	84	80	95	7.3	A
	T	249	243	98	3.6	A
	R	120	121	101	5.9	A
	Subtotal	453	444	98	4.9	A
WB	T	15	14	93	0.2	A
	Subtotal	15	14	93	0.2	A
Total		590	580	98	4.7	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Future (2024) Plus Project
Time Period: Evening Peak Hour **Project #:** UT19-1417

Intersection: Lake Mountain Road & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	48	46	97	0.5	A
	Subtotal	48	46	96	0.5	A
SB	T	80	80	99	0.3	A
	R	40	42	104	0.2	A
	Subtotal	120	122	102	0.3	A
EB	L	25	29	115	5.0	A
	Subtotal	25	29	116	5.0	A
Total		194	197	102	1.0	A

Intersection: Lake Mountain Road & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	24	23	94	0.4	A
	Subtotal	24	23	96	0.4	A
SB	T	45	42	94	0.8	A
	R	35	36	103	0.7	A
	Subtotal	80	78	98	0.8	A
EB	L	22	22	99	4.3	A
	Subtotal	22	22	100	4.3	A
Total		126	123	97	1.3	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Future (2024) Plus Project
Time Period: Evening Peak Hour **Project #:** UT19-1417

Intersection: Lake Mountain Road & Access 3
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	10	9	92	0.0	A
	Subtotal	10	9	90	0.0	A
SB	T	15	14	93	0.7	A
	R	30	28	94	0.5	A
	Subtotal	45	42	93	0.6	A
EB	L	14	13	95	3.9	A
	Subtotal	14	13	93	3.9	A
Total		68	64	94	1.2	A

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.5	0.5	0.5	0.0	0.1	0.1	0.2	0.2	0.3	0.3	0.3	0.2
Total Delay (hr)	0.2	0.3	0.2	0.0	0.1	0.1	0.1	0.1	0.0	0.1	0.1	0.0
Total Del/Veh (s)	14.7	16.8	12.6	6.8	8.5	6.5	6.8	8.5	7.3	5.6	7.4	5.2
Vehicles Entered	35	59	46	5	28	28	31	38	6	42	37	9
Vehicles Exited	36	59	46	5	27	27	31	39	6	42	36	9
Hourly Exit Rate	144	236	184	20	108	108	124	156	24	168	144	36
Input Volume	146	232	202	20	108	113	126	152	24	170	142	38
% of Volume	99	102	91	100	100	96	98	103	100	99	101	95

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	1.1
Total Del/Veh (s)	10.1
Vehicles Entered	364
Vehicles Exited	363
Hourly Exit Rate	1452
Input Volume	1473
% of Volume	99

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.4	0.4	0.4	0.1	0.1	0.1	0.3	0.2	0.3	0.3	0.3	0.3
Total Delay (hr)	0.1	0.2	0.2	0.0	0.1	0.1	0.1	0.1	0.0	0.1	0.1	0.0
Total Del/Veh (s)	10.7	12.0	10.7	8.4	8.8	6.4	6.6	7.8	7.0	5.6	7.4	5.3
Vehicles Entered	36	55	50	5	27	26	33	37	6	40	36	11
Vehicles Exited	35	55	49	5	27	27	32	37	6	39	36	11
Hourly Exit Rate	140	220	196	20	108	108	128	148	24	156	144	44
Input Volume	146	232	202	20	108	113	126	152	24	170	142	38
% of Volume	96	95	97	100	100	96	102	97	100	92	101	116

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	0.9
Total Del/Veh (s)	8.8
Vehicles Entered	362
Vehicles Exited	359
Hourly Exit Rate	1436
Input Volume	1473
% of Volume	97

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.6	0.6	0.6	0.1	0.1	0.1	0.4	0.3	0.4	0.3	0.3	0.4
Total Delay (hr)	0.7	1.1	1.0	0.0	0.1	0.1	0.1	0.2	0.0	0.1	0.1	0.0
Total Del/Veh (s)	51.5	50.4	50.8	9.5	9.5	8.5	11.2	12.1	11.5	7.2	8.4	6.8
Vehicles Entered	46	71	65	6	33	36	37	48	7	52	45	14
Vehicles Exited	41	63	57	6	32	34	38	47	7	53	45	13
Hourly Exit Rate	164	252	228	24	128	136	152	188	28	212	180	52
Input Volume	182	289	253	25	135	141	158	191	31	213	178	47
% of Volume	90	87	90	96	95	96	96	98	90	100	101	111

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.4
Total Delay (hr)	3.5
Total Del/Veh (s)	25.8
Vehicles Entered	460
Vehicles Exited	436
Hourly Exit Rate	1744
Input Volume	1843
% of Volume	95

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.4	0.4	0.4	0.0	0.1	0.1	0.3	0.3	0.3	0.3	0.3	0.2
Total Delay (hr)	0.6	1.2	1.1	0.0	0.1	0.1	0.1	0.1	0.0	0.1	0.1	0.0
Total Del/Veh (s)	56.4	59.6	58.3	6.8	8.1	7.1	7.6	10.2	8.7	5.6	7.1	5.1
Vehicles Entered	34	58	55	5	26	25	31	40	5	44	34	9
Vehicles Exited	38	65	62	4	26	26	31	41	5	44	35	9
Hourly Exit Rate	152	260	248	16	104	104	124	164	20	176	140	36
Input Volume	146	232	202	20	108	113	126	152	24	170	142	38
% of Volume	104	112	123	80	96	92	98	108	83	104	99	95

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.3
Total Delay (hr)	3.4
Total Del/Veh (s)	29.3
Vehicles Entered	366
Vehicles Exited	386
Hourly Exit Rate	1544
Input Volume	1473
% of Volume	105

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.5	0.5	0.5	0.1	0.1	0.1	0.3	0.3	0.3	0.3	0.3	0.3
Total Delay (hr)	1.6	2.7	2.4	0.0	0.3	0.3	0.3	0.5	0.1	0.3	0.3	0.1
Total Del/Veh (s)	37.6	39.3	39.0	8.4	9.5	7.8	8.4	10.1	9.0	6.4	8.0	6.0
Vehicles Entered	150	242	216	21	113	115	132	163	25	179	152	43
Vehicles Exited	150	241	215	21	112	115	132	164	25	178	152	43
Hourly Exit Rate	150	241	215	21	112	115	132	164	25	178	152	43
Input Volume	155	246	215	21	115	120	134	162	26	181	151	40
% of Volume	97	98	100	99	98	96	99	101	97	98	101	107

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.3
Total Delay (hr)	8.9
Total Del/Veh (s)	20.2
Vehicles Entered	1551
Vehicles Exited	1548
Hourly Exit Rate	1548
Input Volume	1566
% of Volume	99

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.2
Total Del/Veh (s)	6.7	3.2	4.8	0.2	5.2	3.1	4.3
Vehicles Entered	21	58	28	2	17	12	138
Vehicles Exited	22	58	28	3	17	12	140
Hourly Exit Rate	88	232	112	12	68	48	560
Input Volume	79	234	113	14	67	48	555
% of Volume	111	99	99	86	101	100	101

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.2
Total Del/Veh (s)	5.1	2.7	4.7	0.3	5.9	3.2	3.9
Vehicles Entered	18	56	27	3	18	11	133
Vehicles Exited	17	55	27	3	18	11	131
Hourly Exit Rate	68	220	108	12	72	44	524
Input Volume	79	234	113	14	67	48	555
% of Volume	86	94	96	86	107	92	94

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.0	0.1	0.1	0.0	0.0	0.0	0.2
Total Del/Veh (s)	7.1	3.7	6.0	0.1	5.8	3.5	4.8
Vehicles Entered	20	69	33	5	23	16	166
Vehicles Exited	20	68	33	5	23	16	165
Hourly Exit Rate	80	272	132	20	92	64	660
Input Volume	99	293	141	18	84	60	695
% of Volume	81	93	94	111	110	107	95

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.0	0.1	0.1	0.0	0.0	0.0	0.2
Total Del/Veh (s)	7.2	3.7	5.4	0.3	5.1	3.0	4.6
Vehicles Entered	20	61	32	3	15	10	141
Vehicles Exited	22	63	33	3	16	10	147
Hourly Exit Rate	88	252	132	12	64	40	588
Input Volume	79	234	113	14	67	48	555
% of Volume	111	108	117	86	96	83	106

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.2	0.2	0.2	0.0	0.1	0.0	0.8
Total Del/Veh (s)	7.3	3.6	5.9	0.2	5.6	3.3	4.7
Vehicles Entered	80	244	122	13	74	48	581
Vehicles Exited	80	243	121	14	74	48	580
Hourly Exit Rate	80	243	121	14	74	48	580
Input Volume	84	249	120	15	71	51	590
% of Volume	95	98	101	93	104	94	98

3: Lake Mountain Road & Access 1 Performance by movement Interval #1 4:45

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.2	0.5	0.3	0.1	1.0
Vehicles Entered	6	10	20	9	45
Vehicles Exited	6	11	20	9	46
Hourly Exit Rate	24	44	80	36	184
Input Volume	24	45	76	38	183
% of Volume	100	98	105	95	101

3: Lake Mountain Road & Access 1 Performance by movement Interval #2 5:00

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.3	0.4	0.3	0.2	1.0
Vehicles Entered	7	12	16	11	46
Vehicles Exited	8	12	16	11	47
Hourly Exit Rate	32	48	64	44	188
Input Volume	24	45	76	38	183
% of Volume	133	107	84	116	103

3: Lake Mountain Road & Access 1 Performance by movement Interval #3 5:15

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.2	0.5	0.3	0.2	1.2
Vehicles Entered	10	13	22	11	56
Vehicles Exited	10	13	22	11	56
Hourly Exit Rate	40	52	88	44	224
Input Volume	29	55	94	47	225
% of Volume	138	95	94	94	100

3: Lake Mountain Road & Access 1 Performance by movement Interval #4 5:30

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.5	0.4	0.3	0.1	0.8
Vehicles Entered	6	10	22	11	49
Vehicles Exited	6	10	22	11	49
Hourly Exit Rate	24	40	88	44	196
Input Volume	24	45	76	38	183
% of Volume	100	89	116	116	107

3: Lake Mountain Road & Access 1 Performance by movement Entire Run

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.0	0.5	0.3	0.2	1.0
Vehicles Entered	29	46	80	42	197
Vehicles Exited	29	46	80	42	197
Hourly Exit Rate	29	46	80	42	197
Input Volume	25	48	80	40	194
% of Volume	115	97	99	104	102

4: Lake Mountain Road & Access 2 Performance by movement Interval #1 4:45

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.5	0.5	0.5	0.7	1.2
Vehicles Entered	5	5	11	8	29
Vehicles Exited	5	5	11	9	30
Hourly Exit Rate	20	20	44	36	120
Input Volume	21	23	42	33	119
% of Volume	95	87	105	109	101

4: Lake Mountain Road & Access 2 Performance by movement Interval #2 5:00

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.1	0.3	0.5	0.8	1.2
Vehicles Entered	5	7	8	8	28
Vehicles Exited	5	7	8	8	28
Hourly Exit Rate	20	28	32	32	112
Input Volume	21	23	42	33	119
% of Volume	95	122	76	97	94

4: Lake Mountain Road & Access 2 Performance by movement Interval #3 5:15

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.6	0.3	0.8	0.6	1.3
Vehicles Entered	6	6	12	10	34
Vehicles Exited	6	7	12	10	35
Hourly Exit Rate	24	28	48	40	140
Input Volume	26	29	53	41	149
% of Volume	92	97	91	98	94

4: Lake Mountain Road & Access 2 Performance by movement Interval #4 5:30

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.0	0.5	1.1	0.6	1.4
Vehicles Entered	6	4	12	11	33
Vehicles Exited	6	4	11	11	32
Hourly Exit Rate	24	16	44	44	128
Input Volume	21	23	42	33	119
% of Volume	114	70	105	133	108

4: Lake Mountain Road & Access 2 Performance by movement Entire Run

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.3	0.4	0.8	0.7	1.3
Vehicles Entered	22	23	42	36	123
Vehicles Exited	22	23	42	36	123
Hourly Exit Rate	22	23	42	36	123
Input Volume	22	24	45	35	126
% of Volume	99	94	94	103	97

5: Lake Mountain Road & Access 3 Performance by movement Interval #1 4:45

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.7	0.0	0.8	0.4	1.1
Vehicles Entered	3	2	4	8	17
Vehicles Exited	3	2	4	7	16
Hourly Exit Rate	12	8	16	28	64
Input Volume	13	9	14	28	64
% of Volume	92	89	114	100	100

5: Lake Mountain Road & Access 3 Performance by movement Interval #2 5:00

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.6	0.0	0.4	0.4	1.2
Vehicles Entered	4	3	2	5	14
Vehicles Exited	4	3	2	6	15
Hourly Exit Rate	16	12	8	24	60
Input Volume	13	9	14	28	64
% of Volume	123	133	57	86	94

5: Lake Mountain Road & Access 3 Performance by movement Interval #3 5:15

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.6	0.1	1.2	0.4	1.3
Vehicles Entered	3	3	3	8	17
Vehicles Exited	3	3	3	8	17
Hourly Exit Rate	12	12	12	32	68
Input Volume	16	12	18	35	81
% of Volume	75	100	67	91	84

5: Lake Mountain Road & Access 3 Performance by movement Interval #4 5:30

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.9	0.0	0.6	0.6	1.2
Vehicles Entered	3	1	4	7	15
Vehicles Exited	3	1	4	8	16
Hourly Exit Rate	12	4	16	32	64
Input Volume	13	9	14	28	64
% of Volume	92	44	114	114	100

5: Lake Mountain Road & Access 3 Performance by movement Entire Run

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.9	0.0	0.7	0.5	1.2
Vehicles Entered	13	9	14	28	64
Vehicles Exited	13	9	14	28	64
Hourly Exit Rate	13	9	14	28	64
Input Volume	14	10	15	30	68
% of Volume	95	92	93	94	94

Total Network Performance By Interval

Interval Start	4:45	5:00	5:15	5:30	All
Denied Delay (hr)	0.0	0.0	0.1	0.0	0.1
Denied Del/Veh (s)	0.3	0.3	0.4	0.3	0.3
Total Delay (hr)	1.4	1.2	4.0	3.8	10.4
Total Del/Veh (s)	12.4	10.9	27.9	29.8	23.3
Vehicles Entered	362	362	459	366	1554
Vehicles Exited	366	362	426	397	1553
Hourly Exit Rate	1464	1448	1704	1588	1553
Input Volume	3647	3647	4561	3647	3876
% of Volume	40	40	37	44	40

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	202	78	96	86
Average Queue (ft)	114	45	57	45
95th Queue (ft)	228	80	106	99
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	157	85	83	81
Average Queue (ft)	92	47	50	46
95th Queue (ft)	183	86	88	82
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	655	99	137	96
Average Queue (ft)	339	56	80	59
95th Queue (ft)	763	100	146	104
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	633	92	103	78
Average Queue (ft)	389	46	63	41
95th Queue (ft)	929	94	109	83
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	695	110	153	111
Average Queue (ft)	234	48	62	48
95th Queue (ft)	646	91	116	94
Link Distance (ft)	2390	5855	1672	2225
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #1

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	11	47	37
Average Queue (ft)	1	28	24
95th Queue (ft)	13	51	44
Link Distance (ft)		113	1292
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #2

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	9	52	43
Average Queue (ft)	2	31	24
95th Queue (ft)	13	57	48
Link Distance (ft)		113	1292
Upstream Blk Time (%)		0	
Queuing Penalty (veh)		0	
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #3

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	13	56	48
Average Queue (ft)	2	33	28
95th Queue (ft)	19	56	50
Link Distance (ft)		113	1292
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #4

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	9	46	33
Average Queue (ft)	1	29	21
95th Queue (ft)	11	49	44
Link Distance (ft)		113	1292
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, All Intervals

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	30	76	57
Average Queue (ft)	2	30	24
95th Queue (ft)	14	54	47
Link Distance (ft)		113	1292
Upstream Blk Time (%)		0	
Queuing Penalty (veh)		0	
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: Lake Mountain Road & Access 1, Interval #1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	36
Average Queue (ft)	18
95th Queue (ft)	45
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, Interval #2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	34
Average Queue (ft)	19
95th Queue (ft)	45
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, Interval #3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	48
Average Queue (ft)	29
95th Queue (ft)	54
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, Interval #4

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	15
95th Queue (ft)	41
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, All Intervals

Movement	EB
Directions Served	LR
Maximum Queue (ft)	49
Average Queue (ft)	20
95th Queue (ft)	47
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	13
95th Queue (ft)	38
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	33
Average Queue (ft)	16
95th Queue (ft)	42
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	42
Average Queue (ft)	21
95th Queue (ft)	50
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #4

Movement	EB
Directions Served	LR
Maximum Queue (ft)	33
Average Queue (ft)	17
95th Queue (ft)	42
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, All Intervals

Movement	EB
Directions Served	LR
Maximum Queue (ft)	44
Average Queue (ft)	17
95th Queue (ft)	43
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	28
Average Queue (ft)	9
95th Queue (ft)	31
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	11
95th Queue (ft)	35
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	10
95th Queue (ft)	33
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #4

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	10
95th Queue (ft)	34
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, All Intervals

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	10
95th Queue (ft)	34
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Future (2024) Plus Project Mitigated
Time Period: Evening Peak Hour **Project #: UT19-1417**

Intersection: Pony Express Parkway & Eagle Mountain Boulevard
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	134	132	99	10.4	B
	T	162	164	101	11.8	B
	R	26	25	97	9.5	A
	Subtotal	322	321	100	11.0	B
SB	L	181	178	98	6.3	A
	T	151	152	101	7.9	A
	R	40	43	107	5.2	A
	Subtotal	372	373	100	6.8	A
EB	L	155	151	97	11.8	B
	T	246	242	98	13.3	B
	R	215	216	101	4.7	A
	Subtotal	616	609	99	9.9	A
WB	L	21	20	94	8.0	A
	T	115	112	98	8.8	A
	R	120	115	96	5.9	A
	Subtotal	256	247	96	7.4	A
Total		1,566	1,550	99	9.0	A

Intersection: Lake Mountain Road & Eagle Mountain Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	71	74	104	5.7	A
	Subtotal	71	74	104	5.7	A
SB	R	51	48	94	3.4	A
	Subtotal	51	48	94	3.4	A
EB	L	84	81	96	7.1	A
	T	249	244	98	3.7	A
	R	120	121	101	5.8	A
	Subtotal	453	446	98	4.9	A
WB	T	15	14	93	0.2	A
	Subtotal	15	14	93	0.2	A
Total		590	582	99	4.8	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Future (2024) Plus Project Mitigated
Time Period: Evening Peak Hour **Project #:** UT19-1417

Intersection: Lake Mountain Road & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	48	46	97	0.5	A
	Subtotal	48	46	96	0.5	A
SB	T	80	80	99	0.3	A
	R	40	42	104	0.1	A
	Subtotal	120	122	102	0.2	A
EB	L	25	29	115	5.0	A
	Subtotal	25	29	116	5.0	A
Total		194	197	102	1.0	A

Intersection: Lake Mountain Road & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	24	23	94	0.4	A
	Subtotal	24	23	96	0.4	A
SB	T	45	42	94	0.8	A
	R	35	36	103	0.7	A
	Subtotal	80	78	98	0.8	A
EB	L	22	22	99	4.1	A
	Subtotal	22	22	100	4.1	A
Total		126	123	97	1.3	A

SimTraffic LOS Report

Project: Eagle Mountain Eagle Heights Village TIS
Analysis Period: Future (2024) Plus Project Mitigated
Time Period: Evening Peak Hour **Project #:** UT19-1417

Intersection: Lake Mountain Road & Access 3
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	10	9	92	0.0	A
	Subtotal	10	9	90	0.0	A
SB	T	15	14	93	0.9	A
	R	30	29	97	0.5	A
	Subtotal	45	43	96	0.6	A
EB	L	14	13	95	3.9	A
	Subtotal	14	13	93	3.9	A
Total		68	65	95	1.2	A

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	1.2	1.1	0.6	0.0	0.1	0.1	0.2	0.2	0.3	0.3	0.3	0.2
Total Delay (hr)	0.1	0.2	0.1	0.0	0.1	0.0	0.1	0.1	0.0	0.1	0.1	0.0
Total Del/Veh (s)	9.5	11.6	4.0	6.3	8.4	5.0	7.0	8.6	6.4	5.6	7.4	4.4
Vehicles Entered	35	59	46	5	28	28	31	38	6	42	37	9
Vehicles Exited	36	59	46	4	27	27	31	39	6	42	36	9
Hourly Exit Rate	144	236	184	16	108	108	124	156	24	168	144	36
Input Volume	146	232	202	20	108	113	126	152	24	170	142	38
% of Volume	99	102	91	80	100	96	98	103	100	99	101	95

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.5
Total Delay (hr)	0.8
Total Del/Veh (s)	7.5
Vehicles Entered	364
Vehicles Exited	362
Hourly Exit Rate	1448
Input Volume	1473
% of Volume	98

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.9	1.1	0.5	0.1	0.1	0.1	0.3	0.2	0.3	0.3	0.3	0.3
Total Delay (hr)	0.1	0.1	0.1	0.0	0.1	0.0	0.1	0.1	0.0	0.1	0.1	0.0
Total Del/Veh (s)	7.9	9.0	4.3	8.9	8.2	5.3	7.0	8.1	5.2	5.4	7.2	4.4
Vehicles Entered	36	55	50	5	27	26	33	37	6	40	36	11
Vehicles Exited	35	54	50	5	27	27	33	37	6	39	36	11
Hourly Exit Rate	140	216	200	20	108	108	132	148	24	156	144	44
Input Volume	146	232	202	20	108	113	126	152	24	170	142	38
% of Volume	96	93	99	100	100	96	105	97	100	92	101	116

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.5
Total Delay (hr)	0.7
Total Del/Veh (s)	6.9
Vehicles Entered	362
Vehicles Exited	360
Hourly Exit Rate	1440
Input Volume	1473
% of Volume	98

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	1.3	1.3	0.7	0.2	0.1	0.1	0.4	0.3	0.4	0.3	0.3	0.4
Total Delay (hr)	0.2	0.4	0.1	0.0	0.1	0.1	0.2	0.2	0.0	0.1	0.1	0.0
Total Del/Veh (s)	16.5	17.3	5.0	8.5	8.2	6.2	16.8	17.0	15.2	6.9	8.3	6.2
Vehicles Entered	46	71	65	6	33	36	37	48	7	52	45	14
Vehicles Exited	45	70	65	6	32	34	37	47	7	53	45	13
Hourly Exit Rate	180	280	260	24	128	136	148	188	28	212	180	52
Input Volume	182	289	253	25	135	141	158	191	31	213	178	47
% of Volume	99	97	103	96	95	96	94	98	90	100	101	111

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.6
Total Delay (hr)	1.5
Total Del/Veh (s)	11.3
Vehicles Entered	460
Vehicles Exited	454
Hourly Exit Rate	1816
Input Volume	1843
% of Volume	99

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	1.0	1.0	0.5	0.1	0.1	0.1	0.3	0.3	0.3	0.3	0.3	0.2
Total Delay (hr)	0.1	0.2	0.1	0.0	0.1	0.0	0.1	0.1	0.0	0.1	0.1	0.0
Total Del/Veh (s)	9.4	11.1	4.3	6.5	7.8	5.4	9.0	10.7	9.4	5.8	7.2	4.3
Vehicles Entered	34	58	55	5	26	25	31	40	5	44	34	9
Vehicles Exited	35	60	55	4	27	26	31	41	6	44	35	9
Hourly Exit Rate	140	240	220	16	108	104	124	164	24	176	140	36
Input Volume	146	232	202	20	108	113	126	152	24	170	142	38
% of Volume	96	103	109	80	100	92	98	108	100	104	99	95

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.5
Total Delay (hr)	0.9
Total Del/Veh (s)	7.8
Vehicles Entered	366
Vehicles Exited	373
Hourly Exit Rate	1492
Input Volume	1473
% of Volume	101

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	1.1	1.1	0.6	0.1	0.1	0.1	0.3	0.3	0.3	0.3	0.3	0.3
Total Delay (hr)	0.5	0.9	0.3	0.0	0.3	0.2	0.4	0.5	0.1	0.3	0.3	0.1
Total Del/Veh (s)	11.8	13.3	4.7	8.0	8.8	5.9	10.4	11.8	9.5	6.3	7.9	5.2
Vehicles Entered	150	242	216	21	113	115	132	163	25	179	152	43
Vehicles Exited	151	242	216	20	112	115	132	164	25	178	152	43
Hourly Exit Rate	151	242	216	20	112	115	132	164	25	178	152	43
Input Volume	155	246	215	21	115	120	134	162	26	181	151	40
% of Volume	97	98	101	94	98	96	99	101	97	98	101	107

1: Pony Express Parkway & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.5
Total Delay (hr)	3.9
Total Del/Veh (s)	9.0
Vehicles Entered	1551
Vehicles Exited	1550
Hourly Exit Rate	1550
Input Volume	1566
% of Volume	99

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.2
Total Del/Veh (s)	6.3	3.2	4.6	0.1	5.1	3.1	4.2
Vehicles Entered	21	58	28	2	17	12	138
Vehicles Exited	22	57	28	3	17	12	139
Hourly Exit Rate	88	228	112	12	68	48	556
Input Volume	79	234	113	14	67	48	555
% of Volume	111	97	99	86	101	100	100

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.2
Total Del/Veh (s)	5.4	2.9	4.6	0.3	6.1	3.3	4.0
Vehicles Entered	18	56	27	3	18	11	133
Vehicles Exited	17	55	27	3	18	11	131
Hourly Exit Rate	68	220	108	12	72	44	524
Input Volume	79	234	113	14	67	48	555
% of Volume	86	94	96	86	107	92	94

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.0	0.1	0.1	0.0	0.0	0.0	0.3
Total Del/Veh (s)	7.1	4.1	5.9	0.3	5.7	3.4	4.9
Vehicles Entered	21	72	35	5	23	16	172
Vehicles Exited	20	71	34	5	23	16	169
Hourly Exit Rate	80	284	136	20	92	64	676
Input Volume	99	293	141	18	84	60	695
% of Volume	81	97	96	111	110	107	97

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.0	0.1	0.1	0.0	0.0	0.0	0.2
Total Del/Veh (s)	6.8	3.5	5.3	0.2	5.6	3.1	4.6
Vehicles Entered	20	59	31	3	15	10	138
Vehicles Exited	21	60	31	3	16	10	141
Hourly Exit Rate	84	240	124	12	64	40	564
Input Volume	79	234	113	14	67	48	555
% of Volume	106	103	110	86	96	83	102

2: Lake Mountain Road & Eagle Mountain Boulevard Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBT	NBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0	0.1	0.0
Total Delay (hr)	0.2	0.3	0.2	0.0	0.1	0.0	0.8
Total Del/Veh (s)	7.1	3.7	5.8	0.2	5.7	3.4	4.8
Vehicles Entered	80	244	122	13	74	48	581
Vehicles Exited	81	244	121	14	74	48	582
Hourly Exit Rate	81	244	121	14	74	48	582
Input Volume	84	249	120	15	71	51	590
% of Volume	96	98	101	93	104	94	99

3: Lake Mountain Road & Access 1 Performance by movement Interval #1 4:45

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.1	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.6	0.5	0.3	0.1	0.9
Vehicles Entered	6	10	19	9	44
Vehicles Exited	6	11	20	9	46
Hourly Exit Rate	24	44	80	36	184
Input Volume	24	45	76	38	183
% of Volume	100	98	105	95	101

3: Lake Mountain Road & Access 1 Performance by movement Interval #2 5:00

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.5	0.4	0.3	0.1	1.0
Vehicles Entered	7	12	17	11	47
Vehicles Exited	8	12	16	11	47
Hourly Exit Rate	32	48	64	44	188
Input Volume	24	45	76	38	183
% of Volume	133	107	84	116	103

3: Lake Mountain Road & Access 1 Performance by movement Interval #3 5:15

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.3	0.5	0.3	0.2	1.2
Vehicles Entered	10	13	23	12	58
Vehicles Exited	10	13	23	12	58
Hourly Exit Rate	40	52	92	48	232
Input Volume	29	55	94	47	225
% of Volume	138	95	98	102	103

3: Lake Mountain Road & Access 1 Performance by movement Interval #4 5:30

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.7	0.4	0.3	0.1	0.8
Vehicles Entered	6	10	21	10	47
Vehicles Exited	6	10	21	10	47
Hourly Exit Rate	24	40	84	40	188
Input Volume	24	45	76	38	183
% of Volume	100	89	111	105	103

3: Lake Mountain Road & Access 1 Performance by movement Entire Run

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.0	0.5	0.3	0.1	1.0
Vehicles Entered	29	46	80	42	197
Vehicles Exited	29	46	80	42	197
Hourly Exit Rate	29	46	80	42	197
Input Volume	25	48	80	40	194
% of Volume	115	97	99	104	102

4: Lake Mountain Road & Access 2 Performance by movement Interval #1 4:45

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.2	0.5	0.7	0.9	1.3
Vehicles Entered	5	5	11	8	29
Vehicles Exited	5	5	11	9	30
Hourly Exit Rate	20	20	44	36	120
Input Volume	21	23	42	33	119
% of Volume	95	87	105	109	101

4: Lake Mountain Road & Access 2 Performance by movement Interval #2 5:00

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.0	0.3	0.6	0.9	1.2
Vehicles Entered	5	7	8	8	28
Vehicles Exited	5	7	8	8	28
Hourly Exit Rate	20	28	32	32	112
Input Volume	21	23	42	33	119
% of Volume	95	122	76	97	94

4: Lake Mountain Road & Access 2 Performance by movement Interval #3 5:15

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.3	0.4	0.8	0.6	1.2
Vehicles Entered	6	6	12	10	34
Vehicles Exited	6	7	12	10	35
Hourly Exit Rate	24	28	48	40	140
Input Volume	26	29	53	41	149
% of Volume	92	97	91	98	94

4: Lake Mountain Road & Access 2 Performance by movement Interval #4 5:30

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.9	0.5	1.0	0.6	1.3
Vehicles Entered	6	4	11	11	32
Vehicles Exited	6	4	11	10	31
Hourly Exit Rate	24	16	44	40	124
Input Volume	21	23	42	33	119
% of Volume	114	70	105	121	104

4: Lake Mountain Road & Access 2 Performance by movement Entire Run

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.1	0.4	0.8	0.7	1.3
Vehicles Entered	22	23	42	37	124
Vehicles Exited	22	23	42	36	123
Hourly Exit Rate	22	23	42	36	123
Input Volume	22	24	45	35	126
% of Volume	99	94	94	103	97

5: Lake Mountain Road & Access 3 Performance by movement Interval #1 4:45

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.7	0.0	0.9	0.5	1.2
Vehicles Entered	3	2	4	8	17
Vehicles Exited	3	2	4	7	16
Hourly Exit Rate	12	8	16	28	64
Input Volume	13	9	14	28	64
% of Volume	92	89	114	100	100

5: Lake Mountain Road & Access 3 Performance by movement Interval #2 5:00

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.6	0.0	0.4	0.5	1.2
Vehicles Entered	4	3	2	5	14
Vehicles Exited	4	3	2	6	15
Hourly Exit Rate	16	12	8	24	60
Input Volume	13	9	14	28	64
% of Volume	123	133	57	86	94

5: Lake Mountain Road & Access 3 Performance by movement Interval #3 5:15

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.8	0.1	1.3	0.6	1.4
Vehicles Entered	3	3	4	9	19
Vehicles Exited	3	3	3	9	18
Hourly Exit Rate	12	12	12	36	72
Input Volume	16	12	18	35	81
% of Volume	75	100	67	103	89

5: Lake Mountain Road & Access 3 Performance by movement Interval #4 5:30

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.7	0.0	0.7	0.5	1.2
Vehicles Entered	3	1	4	7	15
Vehicles Exited	3	1	4	7	15
Hourly Exit Rate	12	4	16	28	60
Input Volume	13	9	14	28	64
% of Volume	92	44	114	100	94

5: Lake Mountain Road & Access 3 Performance by movement Entire Run

Movement	EBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.9	0.0	0.9	0.5	1.2
Vehicles Entered	13	9	14	29	65
Vehicles Exited	13	9	14	29	65
Hourly Exit Rate	13	9	14	29	65
Input Volume	14	10	15	30	68
% of Volume	95	92	93	97	95

Total Network Performance By Interval

Interval Start	4:45	5:00	5:15	5:30	All
Denied Delay (hr)	0.1	0.0	0.1	0.0	0.2
Denied Del/Veh (s)	0.5	0.5	0.6	0.5	0.5
Total Delay (hr)	1.2	1.1	2.0	1.2	5.5
Total Del/Veh (s)	9.9	9.2	14.3	10.2	12.2
Vehicles Entered	362	362	459	366	1554
Vehicles Exited	367	362	445	382	1558
Hourly Exit Rate	1468	1448	1780	1528	1558
Input Volume	3647	3647	4561	3647	3876
% of Volume	40	40	39	42	40

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #1

Movement	EB	EB	WB	NB	SB
Directions Served	LT	R	LTR	LTR	LTR
Maximum Queue (ft)	136	26	71	103	81
Average Queue (ft)	74	5	37	59	40
95th Queue (ft)	150	24	77	109	97
Link Distance (ft)		2390	5855	1672	2225
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	400				
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #2

Movement	EB	EB	WB	NB	SB
Directions Served	LT	R	LTR	LTR	LTR
Maximum Queue (ft)	101	32	67	85	87
Average Queue (ft)	56	6	36	50	42
95th Queue (ft)	108	27	76	92	87
Link Distance (ft)		2390	5855	1672	2225
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	400				
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #3

Movement	EB	EB	WB	NB	SB
Directions Served	LT	R	LTR	LTR	LTR
Maximum Queue (ft)	192	37	75	168	99
Average Queue (ft)	114	10	41	96	60
95th Queue (ft)	215	38	78	200	107
Link Distance (ft)		2390	5855	1672	2225
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	400				
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, Interval #4

Movement	EB	EB	WB	NB	SB
Directions Served	LT	R	LTR	LTR	LTR
Maximum Queue (ft)	121	23	74	133	88
Average Queue (ft)	67	6	37	63	44
95th Queue (ft)	123	27	79	139	89
Link Distance (ft)		2390	5855	1672	2225
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	400				
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 1: Pony Express Parkway & Eagle Mountain Boulevard, All Intervals

Movement	EB	EB	WB	NB	SB
Directions Served	LT	R	LTR	LTR	LTR
Maximum Queue (ft)	198	43	91	192	116
Average Queue (ft)	78	7	38	67	47
95th Queue (ft)	160	29	78	145	97
Link Distance (ft)		2390	5855	1672	2225
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	400				
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #1

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	9	44	37
Average Queue (ft)	1	27	24
95th Queue (ft)	11	48	44
Link Distance (ft)		113	1292
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #2

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	14	48	43
Average Queue (ft)	2	30	24
95th Queue (ft)	16	55	49
Link Distance (ft)		113	1292
Upstream Blk Time (%)		0	
Queuing Penalty (veh)		0	
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #3

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	6	55	48
Average Queue (ft)	1	33	28
95th Queue (ft)	11	57	49
Link Distance (ft)		113	1292
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, Interval #4

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	9	47	33
Average Queue (ft)	1	29	21
95th Queue (ft)	12	50	44
Link Distance (ft)		113	1292
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Lake Mountain Road & Eagle Mountain Boulevard, All Intervals

Movement	EB	NB	SB
Directions Served	L	LTR	LTR
Maximum Queue (ft)	21	73	57
Average Queue (ft)	2	30	24
95th Queue (ft)	13	53	47
Link Distance (ft)		113	1292
Upstream Blk Time (%)		0	
Queuing Penalty (veh)		0	
Storage Bay Dist (ft)	200		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: Lake Mountain Road & Access 1, Interval #1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	18
95th Queue (ft)	43
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, Interval #2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	34
Average Queue (ft)	19
95th Queue (ft)	45
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, Interval #3

Movement	EB	SB
Directions Served	LR	TR
Maximum Queue (ft)	50	2
Average Queue (ft)	29	0
95th Queue (ft)	54	4
Link Distance (ft)	504	113
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Lake Mountain Road & Access 1, Interval #4

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	15
95th Queue (ft)	41
Link Distance (ft)	504
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Lake Mountain Road & Access 1, All Intervals

Movement	EB	SB
Directions Served	LR	TR
Maximum Queue (ft)	51	2
Average Queue (ft)	20	0
95th Queue (ft)	47	2
Link Distance (ft)	504	113
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Lake Mountain Road & Access 2, Interval #1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	13
95th Queue (ft)	38
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	15
95th Queue (ft)	41
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	42
Average Queue (ft)	21
95th Queue (ft)	50
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, Interval #4

Movement	EB
Directions Served	LR
Maximum Queue (ft)	33
Average Queue (ft)	17
95th Queue (ft)	42
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Lake Mountain Road & Access 2, All Intervals

Movement	EB
Directions Served	LR
Maximum Queue (ft)	44
Average Queue (ft)	17
95th Queue (ft)	43
Link Distance (ft)	420
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	28
Average Queue (ft)	9
95th Queue (ft)	31
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	11
95th Queue (ft)	35
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	10
95th Queue (ft)	33
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, Interval #4

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	10
95th Queue (ft)	34
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Lake Mountain Road & Access 3, All Intervals

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	10
95th Queue (ft)	34
Link Distance (ft)	492
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

APPENDIX C

Site Plan

PARK AMENITIES

PARK #1

COMMUNITY CENTER
GAZEBO
PLAYGROUND
SPORT COURT
PARKING
SHADE TREES
GRASS PLAY AREA
SITE SECURITY CAMERAS

PARK #2

GARDEN BOXES
BENCH

PARK #3

PLAYGROUND
BENCH
SHADE TREES
LAWN PLAY AREA

PARK #4

PLAYGROUND
BENCH
SHADE TREES
LAWN PLAY AREA

PARK #5

PLAYGROUND
BENCH
SHADE TREES
LAWN PLAY AREA

PARK #6

PLAYGROUND
BENCH
SHADE TREES
LAWN PLAY AREA

PARK #7

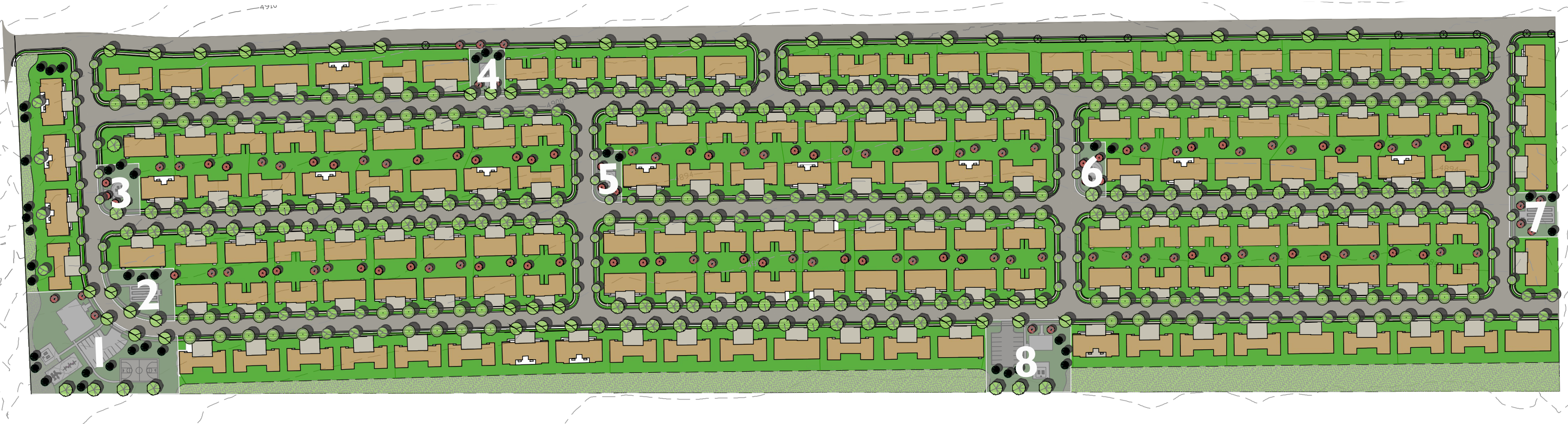
GARDEN BOXES
BENCH

PARK #8

COMMUNITY CENTER
GAZEBO
PARKING
SHADE TREES
GRASS PLAY AREA
SITE SECURITY CAMERAS

EAGLE
HEIGHTS
VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH



APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Heights Village TIS

Analysis: Existing (2019) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet)



Project #: UT19-1417

Intersection	NB	SB	EB		W B
	LTR	LTR	L	LTR	LTR
Lake Mountain Road & Eagle Mountain Boulevard	25	31	6	--	--
Pony Express Parkway & Eagle Mountain Boulevard	67	56	--	88	50

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Heights Village TIS

Analysis: Existing (2019) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet)

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT19-1417

Intersection	NB	SB	EB			W B
	LTR	LTR	L	LR	LTR	LTR
Lake Mountain Road & Access 1	--	--	--	45	--	--
Lake Mountain Road & Access 2	--	--	--	43	--	--
Lake Mountain Road & Access 3	--	--	--	35	--	--
Lake Mountain Road & Eagle Mountain Boulevard	49	32	8	--	--	--
Pony Express Parkway & Eagle Mountain Boulevard	75	63	--	--	121	66

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Heights Village TIS

Analysis: Future(2024) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet)



Project #: UT19-1417

Intersection	NB	SB	EB		W B
	LTR	LTR	L	LTR	LTR
Lake Mountain Road & Eagle Mountain Boulevard	30	44	19	--	--
Pony Express Parkway & Eagle Mountain Boulevard	109	82	--	269	74

SimTraffic Queueing Report
Project: Eagle Mountain Eagle Heights Village TIS
Analysis: Future (2024) Plus Project
Time Period: Evening Peak Hour
95th Percentile Queue Length (feet)

HALES

ENGINEERING
innovative transportation solutions

Project #: UT19-1417

Intersection	NB	SB	EB			W B
	LTR	LTR	L	LR	LTR	LTR
Lake Mountain Road & Access 1	--	--	--	47	--	--
Lake Mountain Road & Access 2	--	--	--	43	--	--
Lake Mountain Road & Access 3	--	--	--	34	--	--
Lake Mountain Road & Eagle Mountain Boulevard	54	47	14	--	--	--
Pony Express Parkway & Eagle Mountain Boulevard	116	94	--	--	646	91

SimTraffic Queueing Report

Project: Eagle Mountain Eagle Heights Village TIS

Analysis: Future (2024) Plus Project Mitigated

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet)

Project #: UT19-1417

Intersection	NB	SB		EB				W B
	LTR	LTR	TR	L	LR	LT	R	LTR
Lake Mountain Road & Access 1	--	--	2	--	47	--	--	--
Lake Mountain Road & Access 2	--	--	--	--	43	--	--	--
Lake Mountain Road & Access 3	--	--	--	--	34	--	--	--
Lake Mountain Road & Eagle Mountain Boulevard	53	47	--	13	--	--	--	--
Pony Express Parkway & Eagle Mountain Boulevard	145	97	--	--	--	160	29	78



















Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council

Required Improved Open Space

Residential Lots/Units		Required Open Space (Square Feet)		Required Open Space (Acres)
294	X 1,000 =	294,000.00	/ 43,560 =	6.75 Acres

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet)		Total Fee-in-Lieu
294,000.00	X \$3.75	\$1,102,500.00

Required Amenity Points

Required Open Space (Acres)		Required Amenity Points
6.75	X 100	674.93

Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	11	22
Bicycle Rack (4+ bikes)	2	4	8
Trees (5) (a majority must be shade trees)	2	12	5
Shade Structure	4	0	0
Drinking Fountain	5	2	10
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6	1100	66
Parking* (5 Stalls)	6	6	36
Swings (4+ Swings)	7	1	7
Concrete Basketball Court (1/2 Court)	20	0	0
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4	2200	88
Playground Equipment* <u>Per \$1,000</u>	2	150,000	300
Splash Pad* <u>Per \$1,000</u>	2		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100	1	100
Restroom (600+ sq ft)	100	1	100
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		
Other: Garden Boxes	Varies		50
Other: Lighting at Sports Court	Varies		50
Other: Masonry Fencing	Varies		0
Other: Community Center 1 - 3,500 SF	Varies		0
Other: Community Center 2 - 1,440 SF	Varies		0
Other:	Varies		0
Other:	Varies		

Total	842
--------------	------------

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to

Improved open space, and must be in addition to any required parking for the development.

excess points available for buydown	167
Provided Open Space	6.47
additional open space needed	0.28
buydown @ 150 points/acre	1.11
Required open space after buydown	5.64

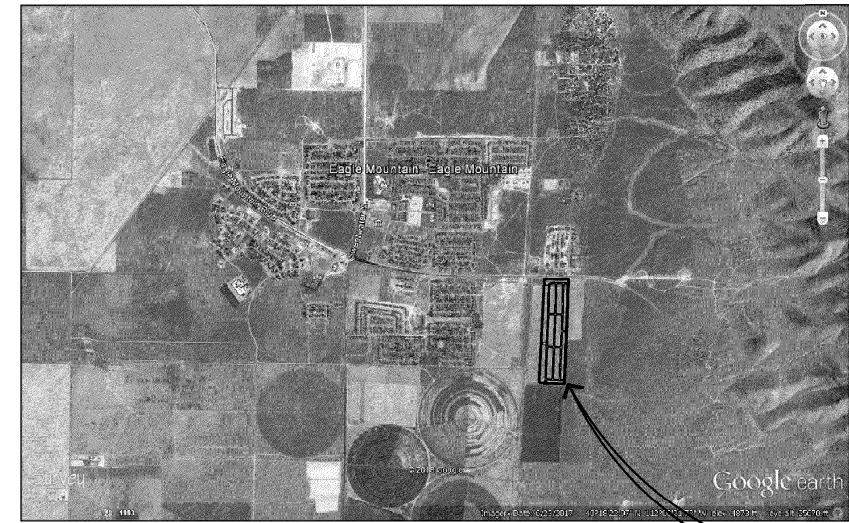
- ① CLUBHOUSE
- ② PARKING LOT
- ③ POCKET PARK
- ④ PLAYGROUND
- ⑤ MAINTENANCE BUILDING
- ⑥ RETENTION POND
- ⑦ GARDEN BOXES
- ⑧ GAZEBO

BUILDING TYPES	COLOR	QUANTITY
CWG III ADA	GREEN	17
EAGLE (1BDRM)	PURPLE	10
OAKS	BLACK	11
FRONTIER	BLUE	48
CWG 3	MAGENTA	44
CWG 4 ADA	RED	2
CEDAR	TAN	15

PART OF SECTION 18
 TOWNSHIP 6 SOUTH RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 EAGLE MOUNTAIN, UTAH
 SITE PLAN

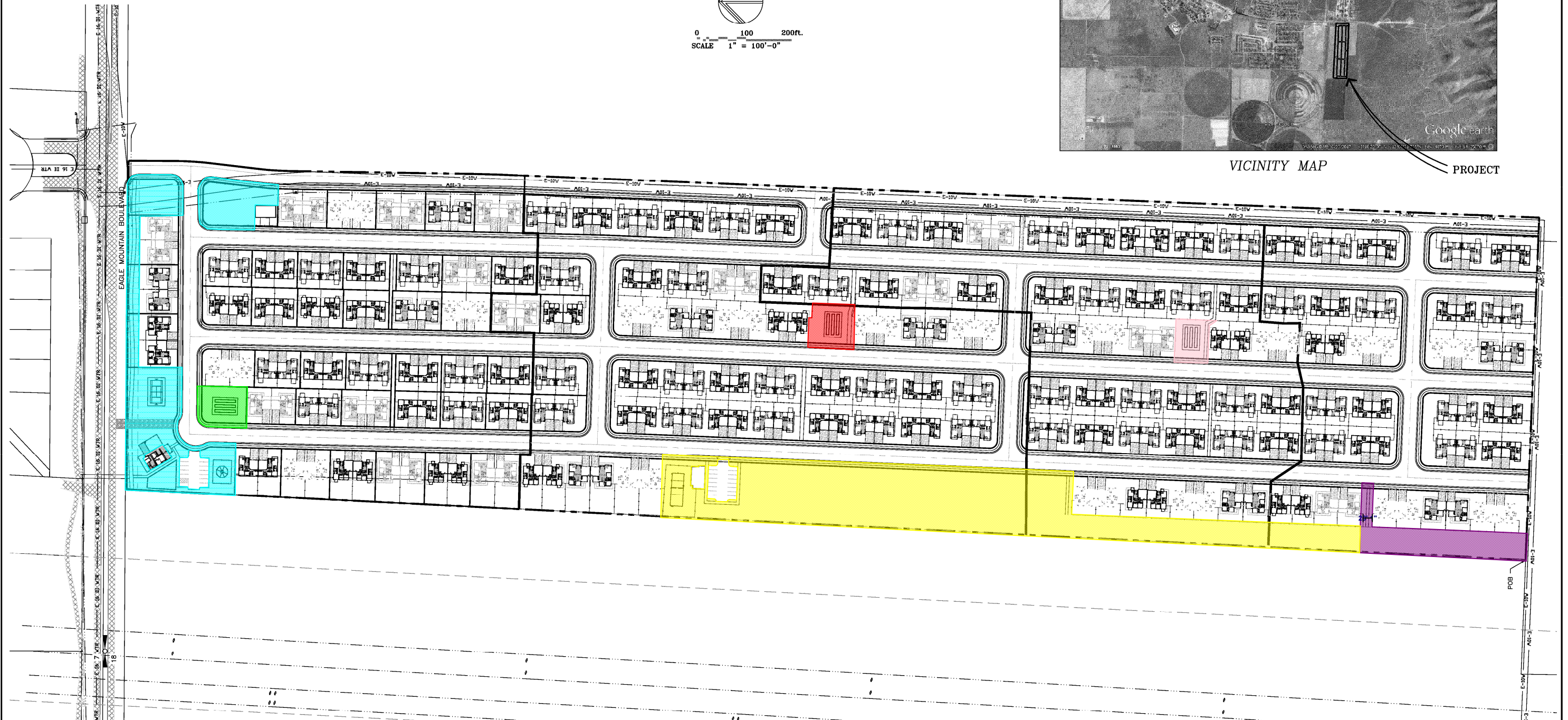


0 100 200ft.
SCALE 1" = 100'-0"

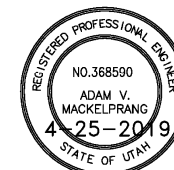


VICINITY MAP

PROJECT



REVISION		 ALLIANCE CONSULTING ENGINEERS	
DATE	BY		
6 of 7		PART OF SECTION 18 TOWNSHIP 6 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN, UTAH	
SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 2-2019
APPROVED BY: BL		DWG DATA: EAGLEMNTNCONCEPT.DWG	



Takeoff Tab

Eagle Heights Landscape

Bid No. 11

No.	Name	Height	Area	Quantity1 UOM1	Quantity2UOM2	Quantity3 UOM3
(unassigned)						
 2	Park 1	0"	(unassigned)	74,528 SF	1.71 acres	0
 3	Park 2	0"	(unassigned)	9,470 SF	0.22 acres	0
 4	Park 3	0"	(unassigned)	9,558 SF	0.22 acres	0
 5	Park 4	0"	(unassigned)	7,030 SF	0.16 acres	0
 6	Park 5	0"	(unassigned)	23,993 SF	0.55 acres	0
 7	Park 6	0"	(unassigned)	155,281 SF	3.56 acres	0
Overall						
 1	Open Space	0"	(unassigned)	279,860 SF	6.42 acres	0

PARK AMENITIES

PARK #1

COMMUNITY CENTER
GAZEBO
PLAYGROUND
SPORT COURT
PARKING
BIKE RACKS - 8 BIKES
SHADE TREES
GRASS PLAY AREA
SITE SECURITY CAMERAS

PARK #2

GARDEN BOXES
BENCH

PARK #3

GARDEN BOXES
BENCH

PARK #4

GARDEN BOXES
BENCH

PARK #5

PLAYGROUND
BENCH
SHADE TREES
LAWN PLAY AREA

PARK #6

SWIMMING POOL
RESTROOMS
CHANGING ROOMS
GAZEBO
PLAYGROUND
BIKE RACKS - 8 BIKES
PARKING
SHADE TREES
LARGE GRASS PLAY AREAS
SITE SECURITY CAMERAS

EAGLE
HEIGHTS
VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH



EAGLE HEIGHTS VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

 NORTH
SCALE: 1"=30'-0"
DATE: 04.29.2019

LI01

PARK I AMENITIES

COMMUNITY CENTER - 3,500 S.F.

Exercise Room, Full Kitchen, 2 Bathrooms,
Multi-Use Room

GAZEBO - 1,100 S.F. Area

2 Picnic Tables, Built-In BBQ, Drinking Fountain,
Trash Receptacles, Concrete Surface

PLAYGROUND

Playground - Playworld #350-1716 or equal

Swings - 4

Poured in Place Rubber Landing Surface

SPORT COURT

Full-Size Basketball Court, Conc. Surface

BIKE RACKS - 8 Bikes

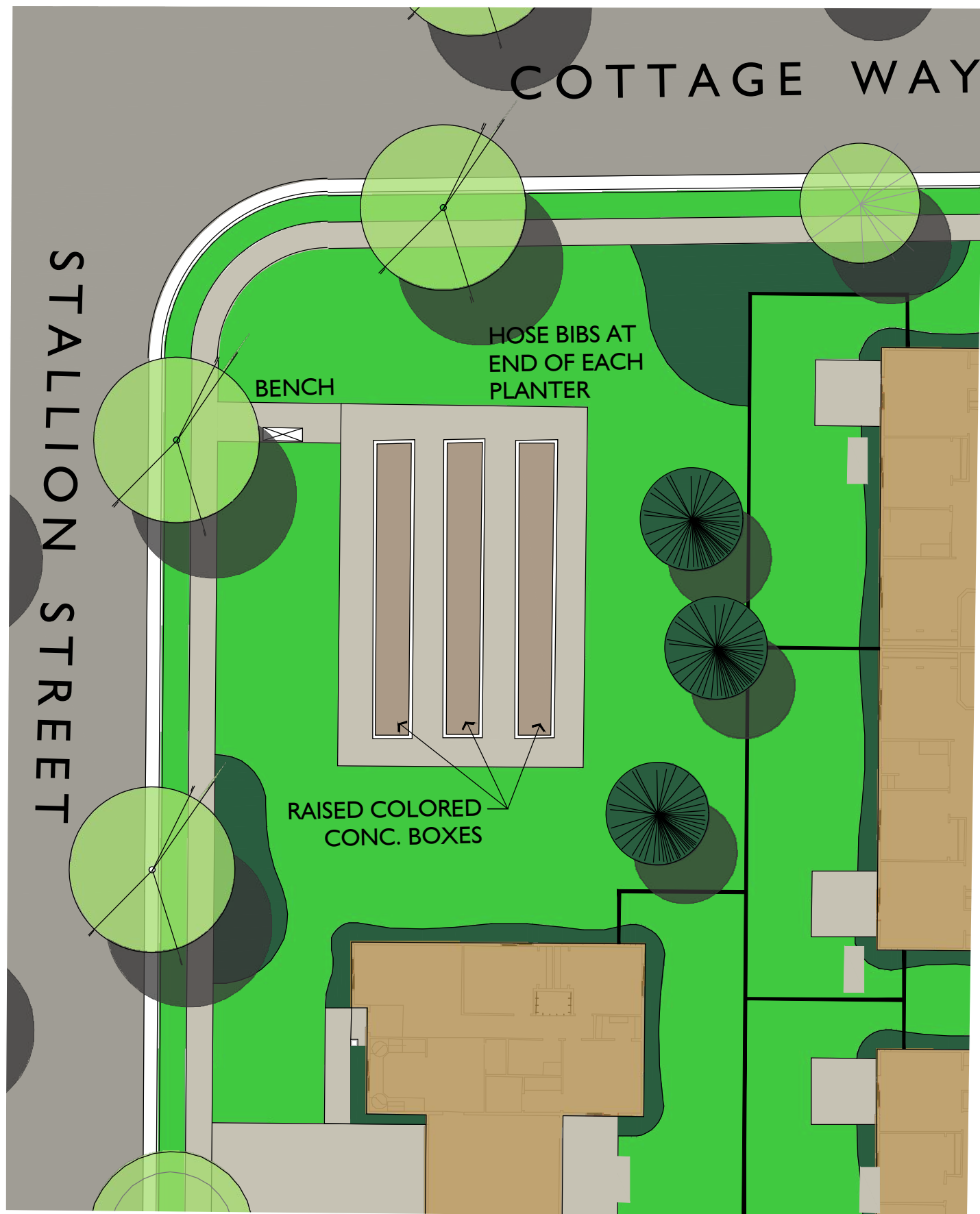
PARKING - 15 Stalls

SHADE TREES

GRASS PLAY AREA

EXTERIOR SECURITY CAMERAS





PARK 2 AMENITIES

GARDEN BOXES

Raised Colored Concrete Boxes

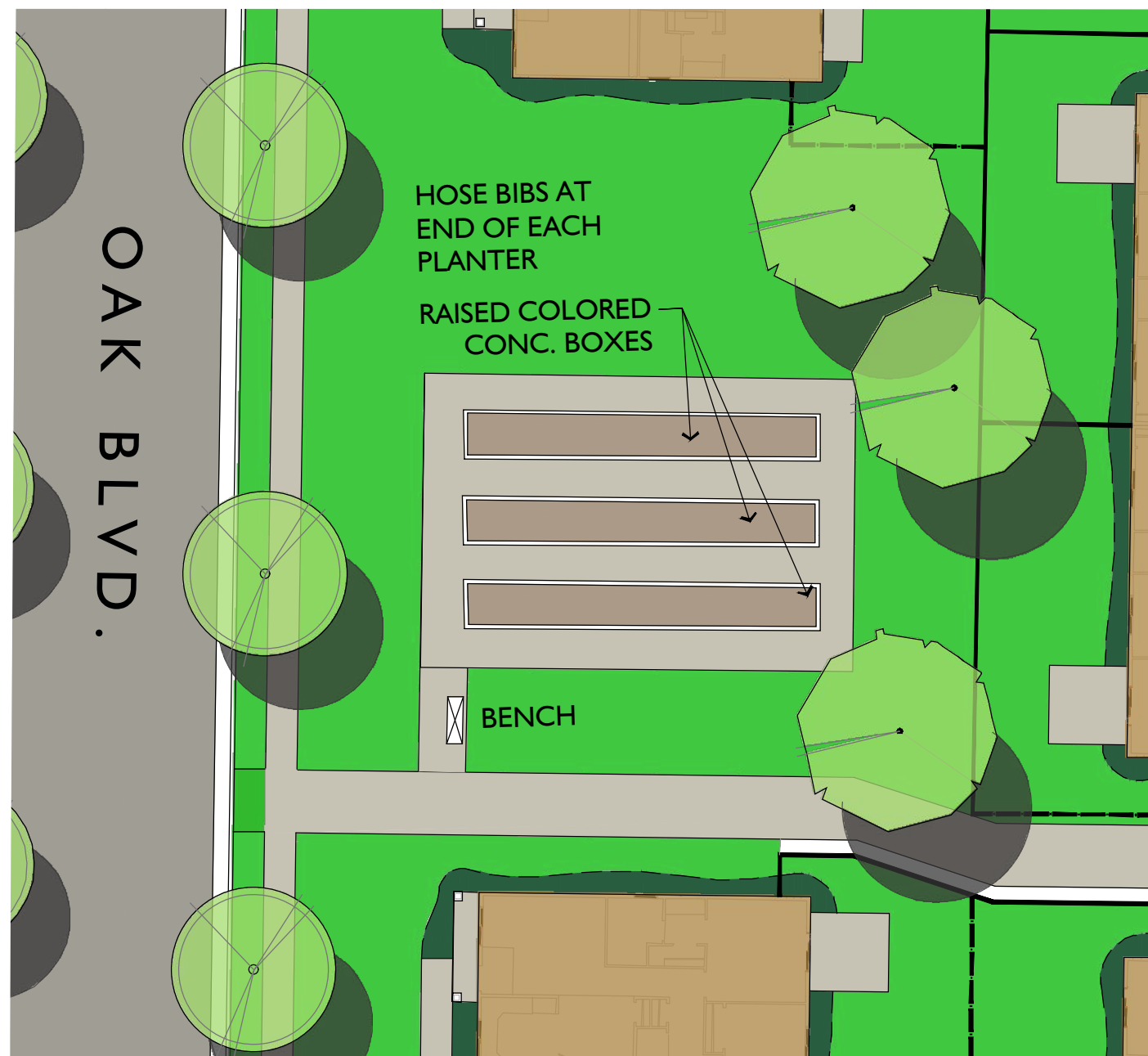
SITTING AREA

SHADE TREES

GRASS AREA

EAGLE HEIGHTS VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH



PARK 3 AMENITIES

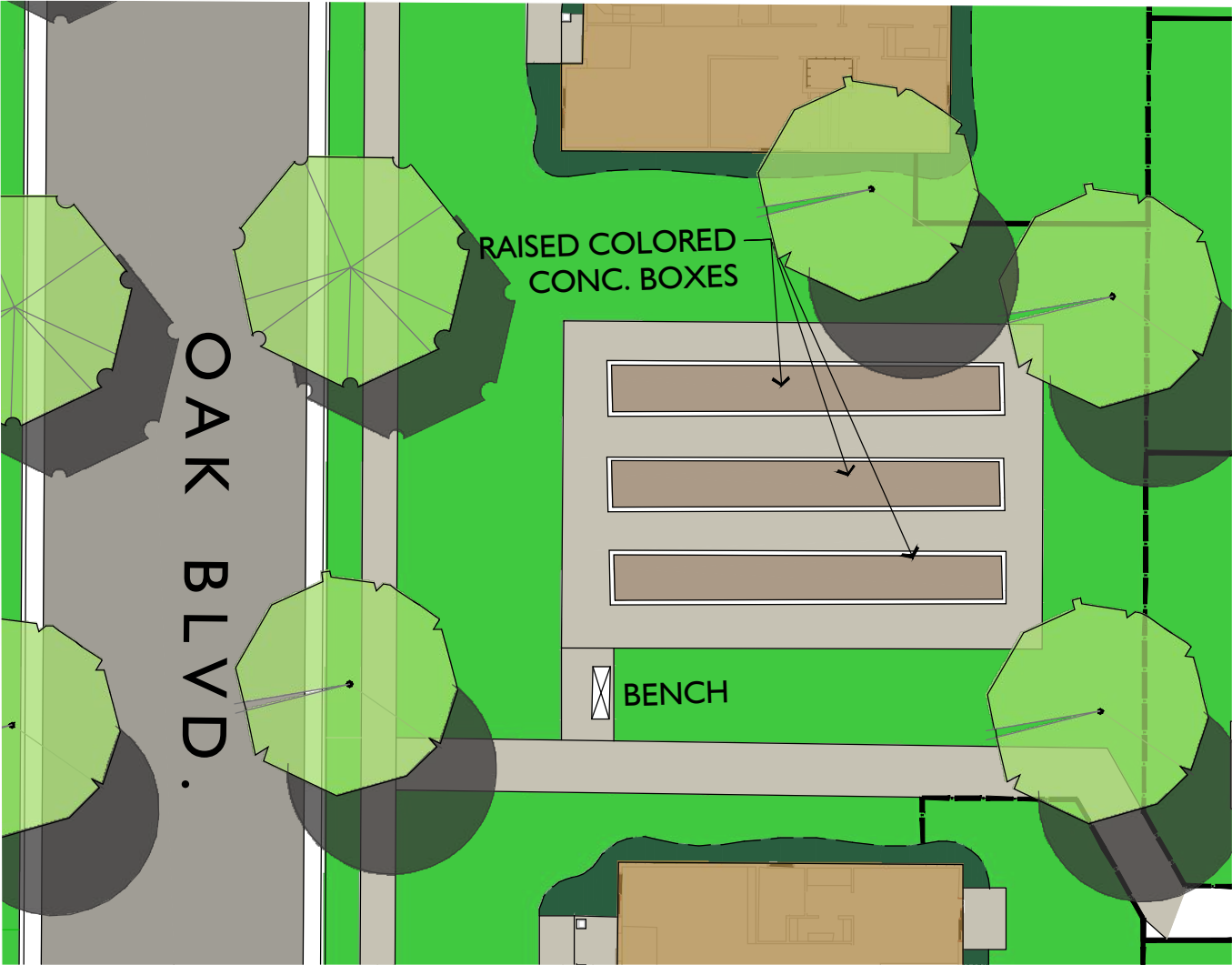
GARDEN BOXES
 Raised Colored Concrete Boxes
 SITTING AREA
 SHADE TREES
 GRASS AREA

EAGLE HEIGHTS VILLAGE

EAGLE MOUNTAIN BLVD.
 EAGLE MOUNTAIN, UTAH

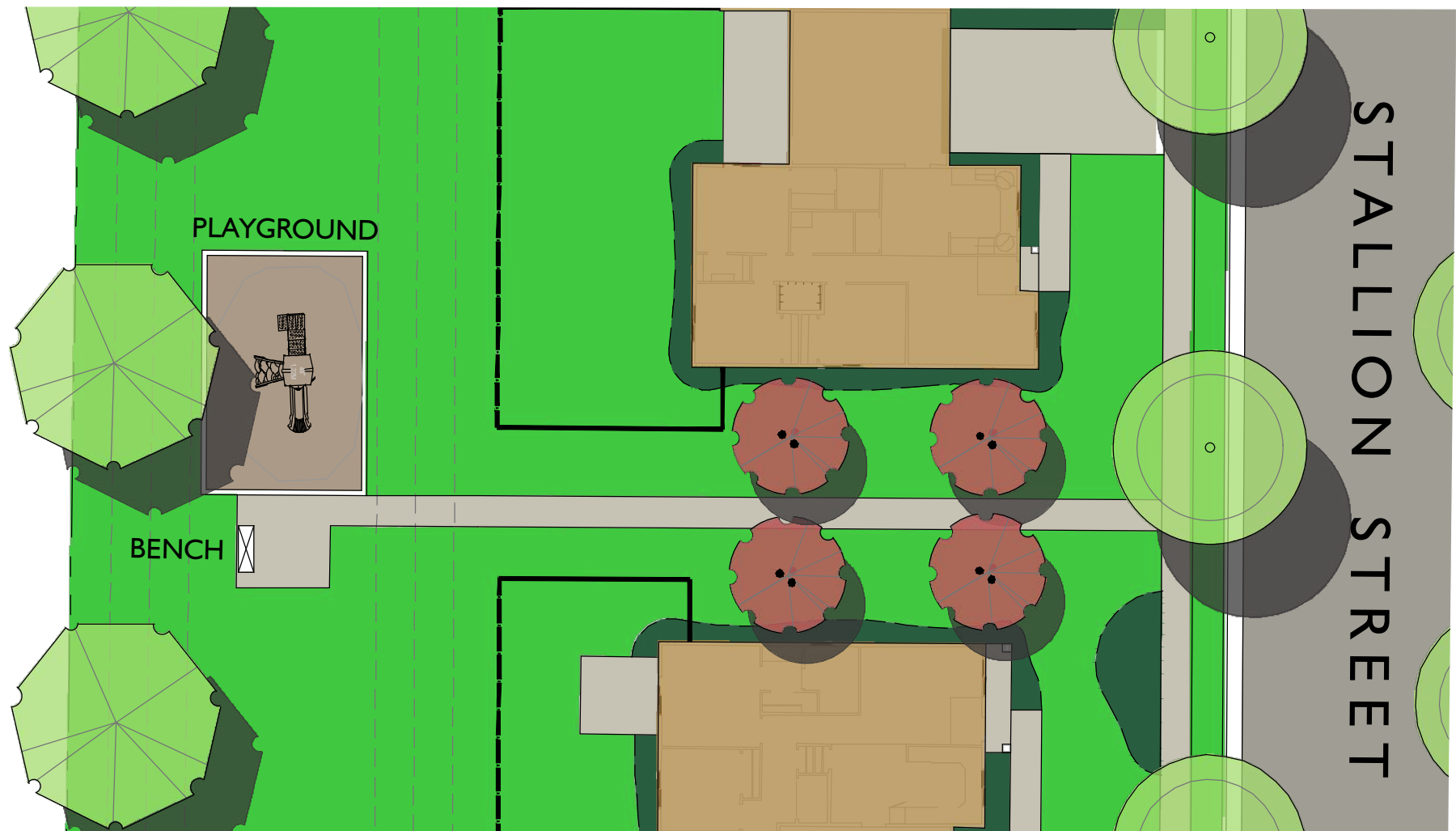
EAGLE
HEIGHTS
VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH



PARK 4 AMENITIES

- GARDEN BOXES
 - Raised Colored Concrete Boxes
- SITTING AREA
- SHADE TREES
- GRASS AREA



PARK 5 AMENITIES

PLAYGROUND

Play Equipment, Playworld, Mighty Fun Mountain,
#PSD-1101 or equal
Poured in Place Rubber Landing Surface

BENCH

SITTING AREA

SHADE TREES

GRASS PLAY AREA



PARK 6 - NORTH AMENITIES

- SWIMMING POOL
- RESTROOM / CHANGING ROOMS
- PARKING AREA
- PLAYGROUND

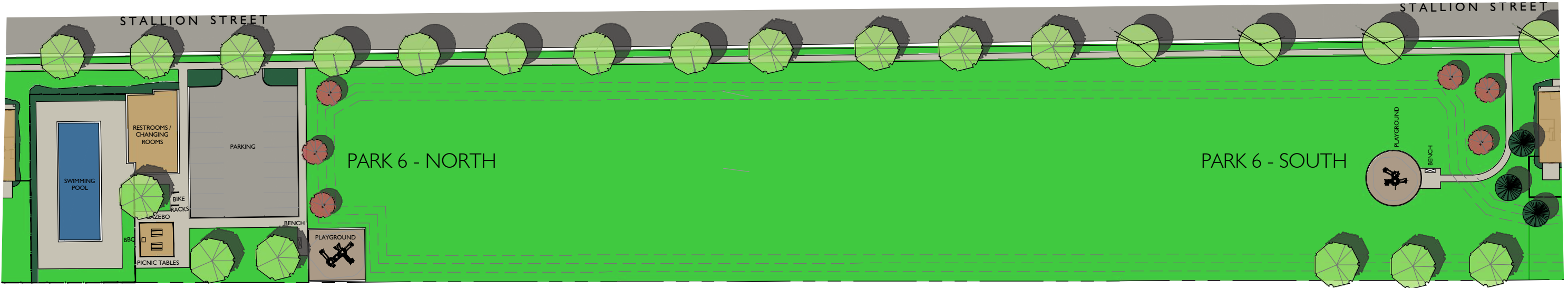
Play Equipment, Playworld, #350-1814 or equal
 Poured in Place Rubber Landing Surface

GAZEBO - 1,100 S.F. Area
 2 Picnic Tables, Built-In BBQ, Drinking Fountain,
 Trash Receptacles, Concrete Surface

- BIKE RACKS - 8 Bikes
- SITTING AREA
- SHADE TREES
- GRASS AND PLAY AREA

EAGLE HEIGHTS VILLAGE

EAGLE MOUNTAIN BLVD.
 EAGLE MOUNTAIN, UTAH



PARK 6 - SOUTH AMENITIES

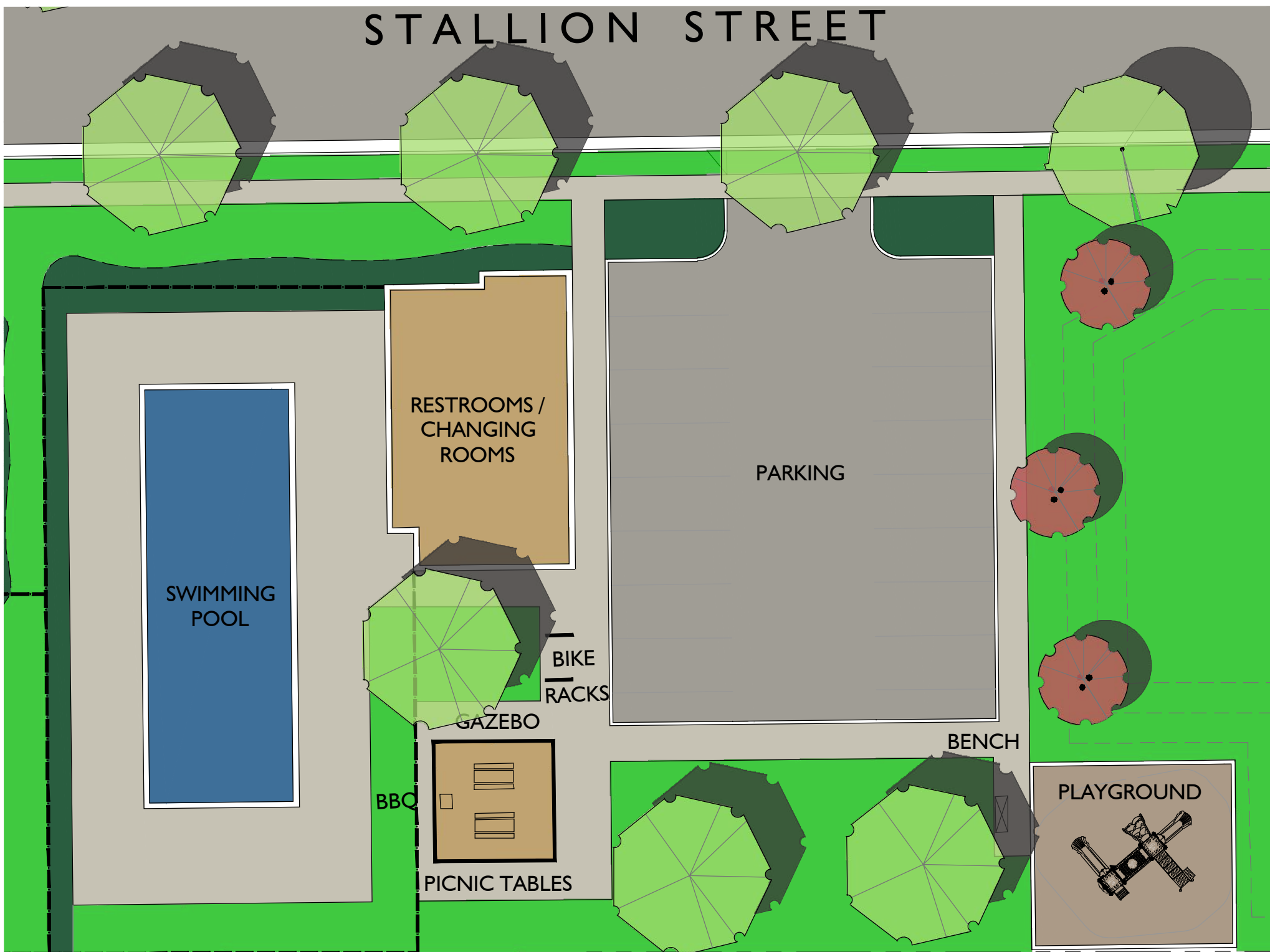
- PLAYGROUND
- Play Equipment, Playworld, #350-1738 or equal
- Poured in Place Rubber Landing Surface
- SITTING AREA
- SHADE TREES
- GRASS AND PLAY AREA



PARK 6

L106

STALLION STREET



PARK 6 - NORTH AMENITIES

SWIMMING POOL

RESTROOM / CHANGING ROOMS

PARKING AREA

PLAYGROUND

Play Equipment, Playworld, #350-1814 or equal
Poured in Place Rubber Landing Surface

GAZEBO - 1,100 S.F. Area

2 Picnic Tables, Built-In BBQ, Drinking Fountain,
Trash Receptacles, Concrete Surface

BIKE RACKS - 8 Bikes

SITTING AREA

SHADE TREES

GRASS AND PLAY AREA



LANDSCAPE ARCHITECTURE
& LAND PLANNING

699 E. WEST TEMPLE, 201D
SALT LAKE CITY, UTAH 84102
PH/MO/TXT 801.554.6146
SCOTT@STBDESIGNLLC.COM

EAGLE HEIGHTS VILLAGE

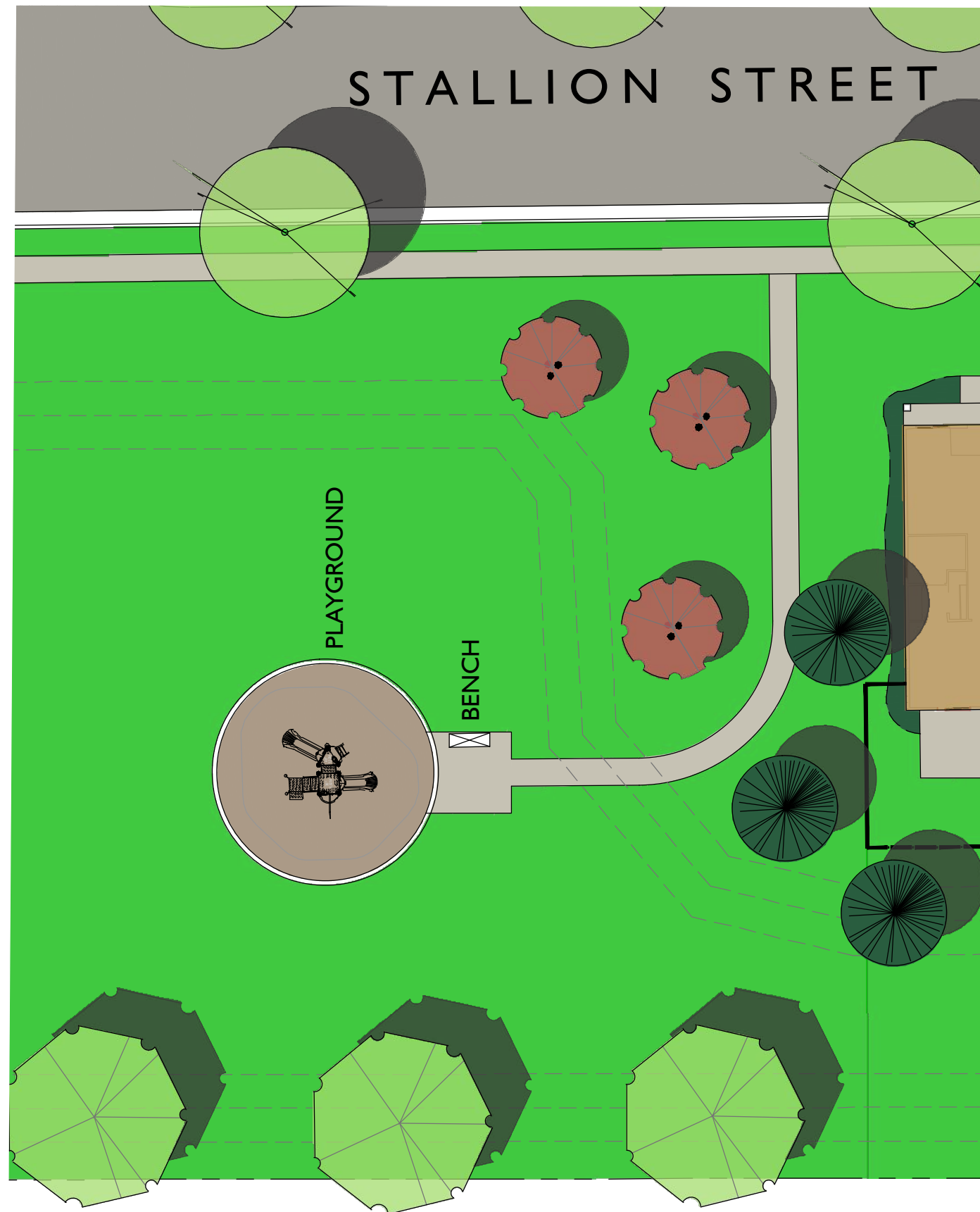
EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH



NORTH
SCALE: 1"=20'-0"
DATE: 04.29.2019

PARK 6
NORTH

L107



PARK 6 - SOUTH AMENITIES

PLAYGROUND

Play Equipment, Playworld, #350-1738 or equal

Poured in Place Rubber Landing Surface

SITTING AREA

SHADE TREES

GRASS AND PLAY AREA



LANDSCAPE ARCHITECTURE
& LAND PLANNING

699 E. WEST TEMPLE, 201D
SALT LAKE CITY, UTAH 84102
PH/MO/TXT 801.554.6146
SCOTT@STBDESIGNLLC.COM

EAGLE HEIGHTS VILLAGE

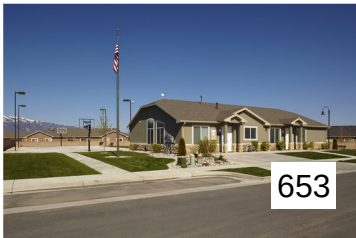
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EAGLE MOUNTAIN, UTAH



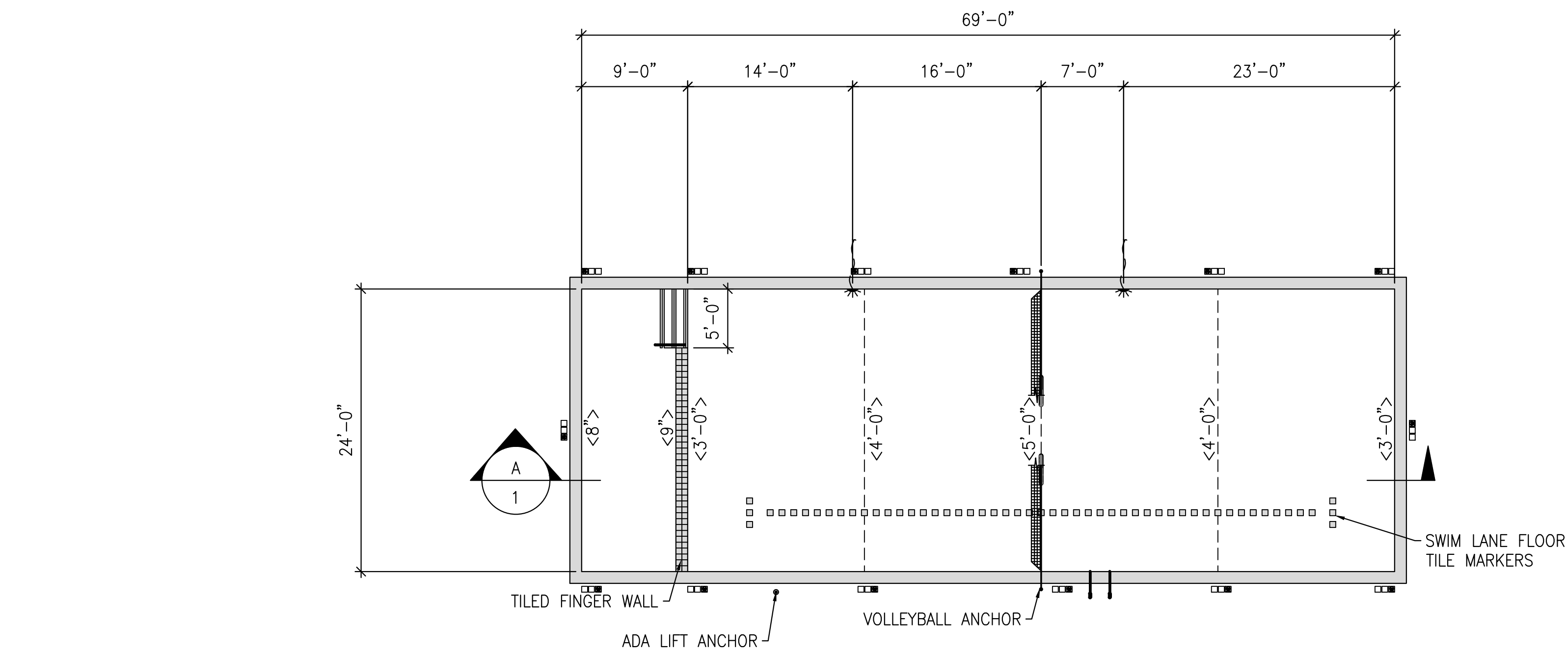
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DATE: 04.29.2019

PARK 6
SOUTH

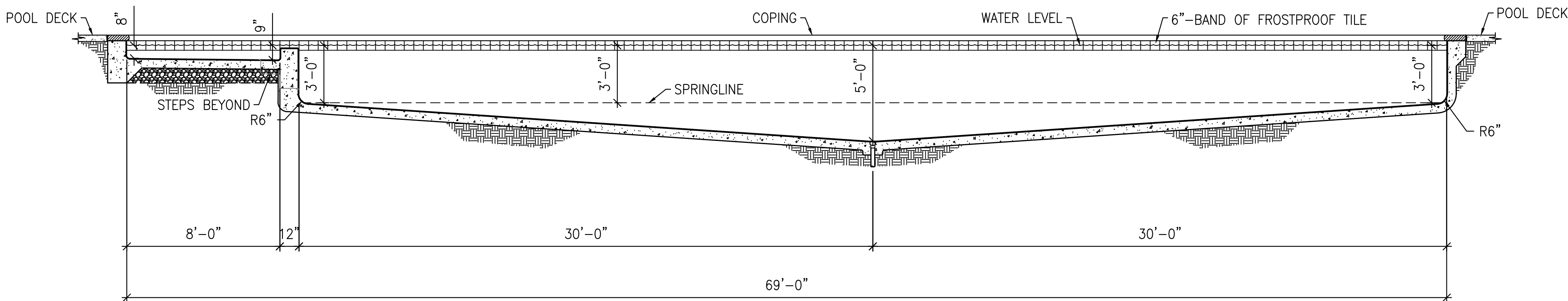
L108



653



OVERALL POOL PLAN
SCALE: 1/8"=1'-0"



POOL LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"

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Murray, Utah 84203
Phone : (801) 261-4009
Fax : (801) 261-4069

654

CONTRACTOR NAME

CONTRACTOR ADDRESS

CONTRACTOR ADDRESS

CONTRACTOR PHONE

EAGLE HEIGHTS VILLAGE

EAGLE MOUNTAIN BOULEVARD

EAGLE MOUNTAIN, UTAH

NOT FOR
CONSTRUCTION

FOR: STRUCTURAL,
HYDRAULIC, FILTRATION, &
SANITIZING SYSTEMS ONLY.

SCHEMATIC

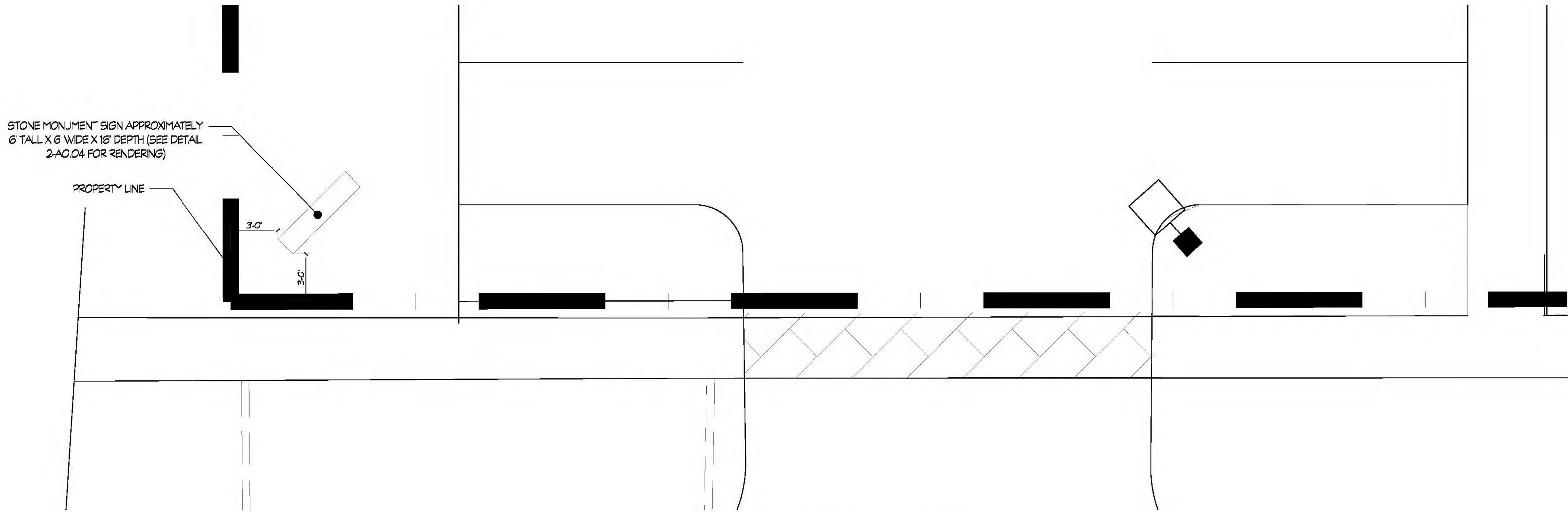
DATE
APRIL 12, 2019

REVISED

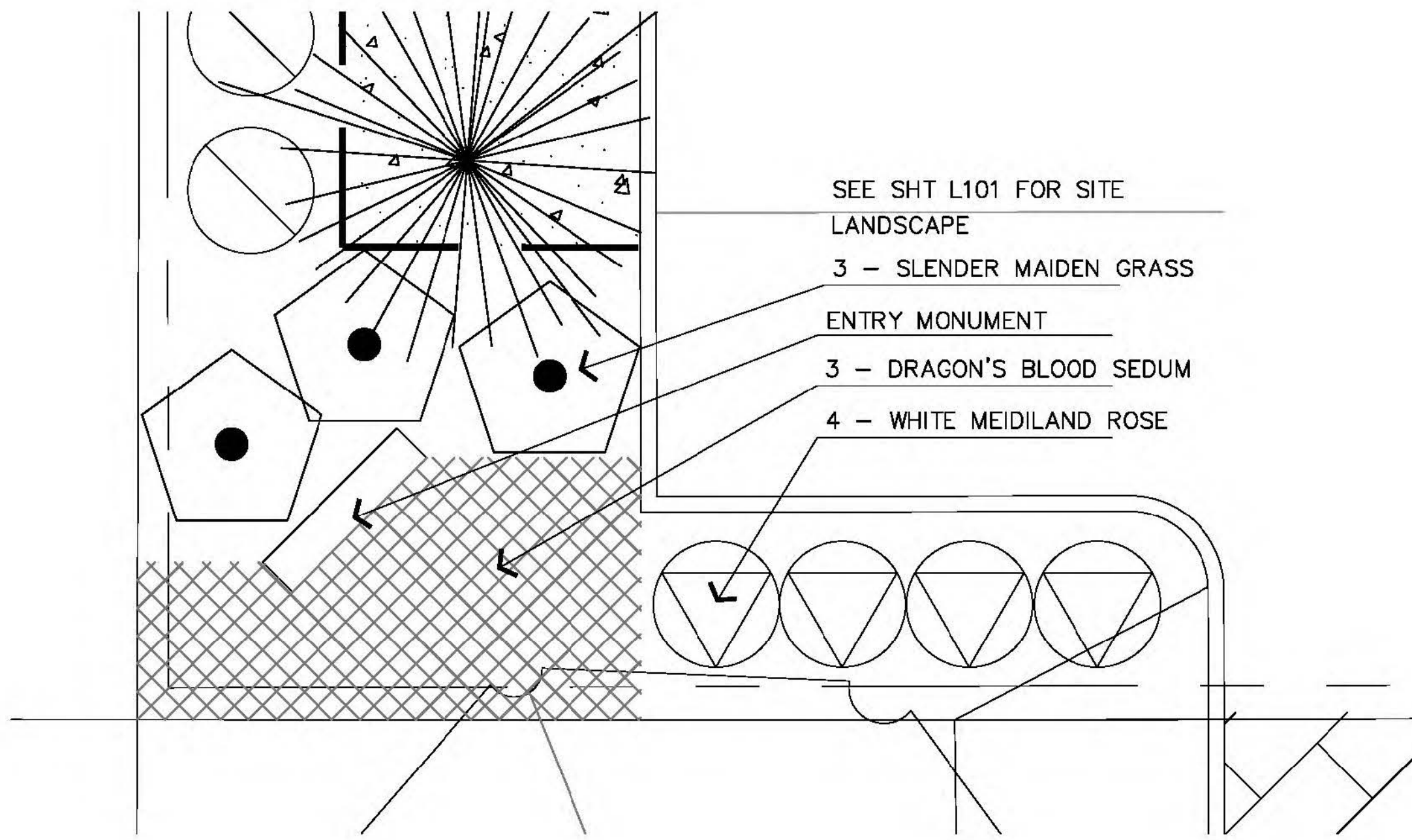
DC

19-931FS

1 of 1



1 SITE PLAN SECTION
AO.02 SCALE: 1/16" = 1'



2 MONUMENT LANDSCAPE PLAN
AO.04 SCALE: 1/16" = 1'



3 MONUMENT SIGN RENDERING
AO.04 SCALE: NTS

Architecture Beliquie, Inc.
commercial & residential
3800 South Lake Street
Mankato, MN 56001
Phone: 507.635.1100
Email: p.j.bell@architecturebeliquie.com

DEVELOPER
Horizon Developments & Management
Contact: Kim Parnham
Email: k.parnham@horizondev.com
Phone: 507.635.1100

CIVIL ENGINEER
Allison Consulting Engineers, Inc.
Contact: Adam Kunkel
Email: akunkel@allisoneng.com
Phone: 507.635.1100

LANDSCAPE ARCHITECT
Robert T. Stiles Design
Contact: Robert Stiles
Email: r.stiles@rtstiles.com
Phone: 507.635.1100

Sheet Title
MONUMENT SIGN

Date

Sheet Number
AO.04



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 12, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:33 p.m.

Commissioner Everett said the Planning Commission meetings will have an updated format going forward. A work session will be held at 5:30 p.m. with discussion continuing until 6:15 p.m., at which time a 15-minute break will occur. The policy session will begin at 6:30 p.m. During the policy session, staff will provide a presentation for each item, clarifying questions from the Planning Commission relating only to items in the staff's presentation that are unclear. After staff's presentation, the applicant will be invited to offer a short five- to ten-minute presentation. If the item is a public hearing item, the hearing will be held after the applicant's presentation. During public hearings, individual comments will be limited to three minutes each. After the hearing ends, the applicant may respond to public comments. Finally, the Planning Commission will discuss the item among the Commission, with staff, and with the applicant, and then a motion will be made.

Planning Manager Michael Hadley explained the work sessions are public meetings that will be recorded, and minutes will be taken. The work sessions will provide time for staff to discuss upcoming projects. These sessions will not be a time to discuss the current meeting's agenda items, as happens during the City Council work sessions.

Community Development Director Steve Mumford said the work sessions will be informational and will provide the Planning Commissioners a general overview of upcoming items.

1. Discussion Item

1.A. Planning Commission Strategy Session

Cedar Development

Mr. Hadley presented an updated design for Cedar Development and said the applicant will present the project at a future meeting. The concept plan presented recently to the Planning Commission contained townhomes, senior living space, and a commercial area; however, the applicant is no longer designating space for senior living. The applicant also stated finding tenants for the commercial area has proven to be difficult, but they are still attempting to develop that area as such.

Planner Tayler Jensen said the applicant used the Planning Commission's feedback and has prepared three new townhome designs. The buildings will have double fronts, with the front and back sides of the townhomes appearing to be the front of the building. As the buildings will not have clear back yards, the applicant has also removed the fencing along the roads.

Community Development Director Steve Mumford said the City is currently performing a legal review of the plan, as the Ranches Master Development Plan has expired. Depending on the outcome of that review and any comments from the State Ombudsman, the applicant will either apply for a rezone to allow residential within this site, or the applicant will state that the project has vested density and does not require a rezone to move forward.

Commissioner Wood asked for a future discussion to review residential design standards. He stated his dislike for current residential development that consist of mainly stucco.

Sage Park Storage

Mr. Hadley said Sage Park Storage will be presented as a concept plan to the Planning Commission at a future meeting. The applicant has proposed a storage business adjacent to Sage Park subdivision. He explained the area is designated as Campus Employment Center on the Future Land Use Plan. Mr. Mumford said the Planning Commission and City Council will determine if this commercial storage use is compatible with the general plan, or if this use will require an amendment to the plan. Mr. Hadley said the transportation plan designates a road that would isolate this section of land, offering a potential reason to allow this use.

Gateway Park 4

Mr. Hadley said Gateway Park 4 is east of the Spring Run subdivision and will be presented to Planning Commission as a concept plan at a future meeting. It is an affordable housing project that may be designated as Section 8 housing. He explained the applicant has an additional plan with potential townhomes included in order to meet buffering requirements.

Planner Tayler Jensen said the project has structured parking, with four stories above the parking. The City has a height restriction of 35 feet. The applicant has stated they will request an alternative parking standard. Municipal Code requires 2.33 parking stalls per

unit. The project will contain many one- and two-bedroom units, and the applicant does not believe that number of parking stalls will be needed. The density will be between 21 and 22 dwelling units per acre.

Commissioner Wood stated apartments will be developed in the City, but stated this area is not compatible with this use. Mr. Jensen said the property is zoned Industrial and would require a Municipal Code change as well as amendments to the General Plan and the master development plan for this area.

Commissioner Wood expressed concerns that the parking may not be adequate if an alternate parking plan is approved, and asked if the City should regulate parking structures. Mr. Mumford said the cost of parking stalls increases dramatically as parking structures increase in height. He said garages are commonly used for storage, causing vehicles to be parked in guest parking or along streets. A potential reason to allow a reduced parking standard is that these parking stalls cannot be used for storage and will be used appropriately for parking.

Mr. Mumford said staff does not know what the final plan will be for this project, but the applicant anticipates he will request a reduced open space requirement. The City standard is 1,000 square feet of approved open space per unit. The project will have many one-bedroom units, and the applicant suggested that amount of open space will not be necessary. Mr. Jensen said the applicant has said the apartments may be used for out-of-state employees traveling to Eagle Mountain to work on large-scale construction projects.

General Plan

Mr. Mumford said staff is looking at potential minor changes to the General Plan. A landowner in the City has older engineered plans for the contour of the eastside hillsides, and believes some land designated as Parks and Open Space land is buildable land and should be designated Foothill Residential. An amendment may come before the Planning Commission to adjust the line between those designations. Another change is a correction to one parcel that was mistakenly designated Residential III to the intended designation of Commercial.

Commissioner Gray stated if land is changed from one zone, the original zone should be added to another section within the City to maintain balance.

Mr. Jensen said a property owner outside of Eagle Mountain is considering bringing a large section of land into the City to be designated industrial.

Mr. Mumford said to improve communication between the Planning Commission and the City Council, they are now including Planning Commission meeting minutes in the City Council packets.

Commissioner Everett recessed the meeting at 6:09 p.m. and reopened the meeting at 6:30 p.m.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director, Michael Hadley, Planning Manager; and Lianne Pengra, Recording Secretary.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 12, 2019 Minutes

MOTION: *Jared Gray moved to approve the February 12, 2019 Planning Commission meeting minutes. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

5. Action and Advisory Items

5.A. Eagle Heights Village, Conditional Use Permit, Site Plan, and Master Development Plan - Public Hearing

Community Development Director Steve Mumford said this project is south of Eagle Point I and east of the utility corridor. The proposed plan includes 310 duplex units on approximately 51.38 acres for a project density of 6.033 dwelling units per acre. The Tier III Residential developments require a conditional use permit. A master development plan is required for projects over 5.2 dwelling units per acre; in this project, the master development plan can serve as the preliminary plat.

Mr. Mumford said Airport Road is a major arterial road located just west of the project and Eagle Mountain Boulevard is a planned 94-foot ROW with 40 feet on each side of the median. Currently, a 35-foot area is included south of the median; the applicant would need to dedicate approximately five feet along Eagle Mountain Boulevard to bring the right-of-way to the full forty feet. The plan largely meets connectivity standards, with one block being too long without an additional connection.

Mr. Mumford explained residents from this neighborhood will attend Mountain Trails Elementary. Staff considered safe routes to the elementary school and found the nearest trail on the south side of the road to be 1,800 feet away. If the Planning Commission and the City Council require the applicant to tie into the existing trail, the applicant should receive additional amenity points.

Mr. Mumford said the project includes an alternate open space and amenity plan. Municipal Code requires 1,000 square feet of open space per unit; this project requires 7.12 acres of park space and 712 amenity points. The plan includes 3.17 acres of open space with a proposed buy down of 3.95 acres of open space. City code allows applicants to buy down open space requirements by providing 150% amenity points for the buy down portion. The buy down of 3.95 acres of open space would cost 592.5 amenity points. The project will require a total of 1,304.5 points, and the applicant is proposing 1,682 amenity points. The City has not given amenity points for clubhouses or lighting in the past, but that may be because developments have not requested points for those types of amenities.

Discussion ensued on future transportation routes in the area.

Kirt Peterson with Horizon Development explained the plan was adjusted based on the Planning Commission's feedback on the concept plan. The pool is 1,362 square feet, which is 100 square feet larger than is required for two pools. They have phased the plan based on financing purposes. One lender requires amenities to be built with each phase, so the amenities will be built throughout the development process.

Commissioner Wood expressed concerns with parking availability for the splash pad and pool. Mr. Peterson agreed and stated he will adjust the plan to add more parking.

Commissioner Gray asked if the developer will put funds in escrow for future amenities, or if amenities will be built as the development continues. Mr. Mumford said escrow of \$3,750 per lot is required, and as the amenities are completed, funds are released. Mr. Peterson explained they are frontloading many of the amenities, so with completion of phase 1, more amenities will be in place than required.

Commissioner Gray asked how many points of access will be included in the project. Mr. Peterson said they will have two points of access, with one being a temporary access until future development occurs adjacent to Eagle Heights Village.

Regarding the road that does not meet connectivity standards, Mr. Peterson said the 1061-foot road is approximately 125 feet longer than allowed, and they are asking for an exception for that specific road. He said phases one through three will have 80 units each, with the balance being built in phase four. They will install a six-foot concrete fence around the entire development. They will also include fencing between the units that mixes the concrete with intermittent wrought iron fence.

Commissioner Wood asked why the applicant is requesting amenity points for the clubhouse, as the City typically does not offer points for structures. Mr. Peterson said the community center they are building is much nicer and significantly larger than is

required. The facility will cost over \$200 per square foot. It has a full kitchen, exercise facilities, and is nice enough to host weddings.

Commissioner Wright asked if the applicant is willing to add a trail for the school pedestrian traffic, and expressed a desire that the applicant provide a larger open space area for recreation. Mr. Peterson said any trail they install will be temporary in nature, and when Eagle Mountain Boulevard is completed, the trail will need to be redone to meet standards for the extended road.

Mr. Peterson explained they have thousands of this type of property and have found that the amenities provided in this project are those that are used by residents. He said the cost of water is three to four times higher in Eagle Mountain than other areas, which affected the decision to provide the amenities as designed in this plan.

Commissioner Gray asked if garages would be the main focal point of the facades. Mr. Peterson said two-car garage doors are large, so they recess the garages to keep the garage elevations set back from the front entryways.

Commissioner Wood asked what product variation would be included within the development. Mr. Peterson said they have six available floor plans. Each floor plan has four different building types with four color options for each building type. Each individual plan will be repeated only one or two times in the entire development. The intent is to add gables and other materials in order to avoid the appearance of all stucco homes.

Commissioner Everett opened the public hearing at 7:11 p.m.

Jeff Ruth suggested the entrance on the south side be improved to match the entrance on the north side, and he asked if additional connections could be added on to Lake Mountain Road.

Commissioner Everett closed the public hearing at 7:13 p.m.

Mr. Mumford stated Lake Mountain Road is designated as a residential road but acts as a collector road. More access points would better meet connectivity code, but the applicant spaced out the access points to the road to better match what is required for a collector road.

Mr. Peterson explained they will add asphalt to two thirds of the width of Lake Mountain Road to improve the current dirt road. There will be room for a parked vehicle and two lanes of traffic. When development occurs to the east, that development will complete the east side of Lake Mountain Road. He said there is not room to include a similar entry design on the south side of Lake Mountain Road, as they are developing to the south border of the property. He stated the Municipal Code does not require an entry monument island and they do not want to include one at this site.

Commissioner Gray asked if the project meets the Future Land Use Map designation of Foothill Residential. Commissioner Wood said it does not comply with that designation.

Commissioner Gray expressed concerns that the east side of the development does not meet transition requirements to the Foothill Residential areas.

Discussion ensued regarding master development plan requirements for developments in the City.

Mr. Mumford clarified the original zone of the property is Residential and there is no existing vesting for the property to the east of this project. He explained the transition requirement applies to either smaller lots to larger lots, or larger lots to smaller lots. He said an adjacent developer to the east can build half-acre lots, if they so desire; the City will not require smaller lots to be developed before building larger lots.

Commissioner Gray said he would prefer the quarter-acre transition lots be developed within this project, versus in future development to the east. He also expressed concerns that residents would travel through The Ranches instead of using Eagle Mountain Boulevard to exit the City.

Discussion ensued regarding approval criteria for conditional use permits.

Mr. Mumford explained the property is zoned Residential, and all Tier III projects require a conditional use permit. He said State law dictates that conditional use permits shall be approved if conditions can be placed to mitigate nuisance or compatibility issues the project's use may cause. The direction staff has received is to review the project based on the existing zone; the conditional use permit review should be focused on the use, not the layout or other details in the project.

Mr. Peterson reiterated the fact that the property is zoned Residential, and the current zone governs the land's use. A future land use plan is used in determining rezones. He said the project is not feasible with single-family homes on the east side.

Commissioner Everett stated he is not concerned with the garages in the project; the nature of the project helps mitigate possible issues with garages being the focal point of facades. He said the lighting of the sports court is a legitimate item for amenity points; however, the clubhouse is a required amenity for this project and he is not comfortable allowing amenity points for that facility. He said he likes the single large pool, versus two smaller pools, and appreciates that it was located in the center of the community. He expressed appreciation that the applicant will considering adding parking for the pool and splash pad, but voiced concerns regarding how additional parking would affect surrounding residents. He said he would prefer the lot transition to larger lots begin within this development.

Regarding future roads and the Foothill Residential designation, Commissioner Wood stated the Planning Commission cannot pick which parts of the Future Land Use Plan they use to review the project. He stated changing the east row to single-family homes is a compromise that would allow the project to comply with the Future Land Use Map and said he did not appreciate the lack of flexibility the applicant expressed.

Mr. Mumford stated if the Future Land Use Map designated a property as Residential, but the property was zoned Commercial, a conditional use permit for a business such as a fast food restaurant would be allowed. He reiterated that State law says conditional uses shall be approved if conditions can be placed to limit detrimental aspects of the project.

Commissioner Wood stated a condition of approval for the conditional use permit could be that the east end needs to be single-family homes. He said the Planning Commission cannot dismiss the time spent by all entities in compiling the land use document, and the document should be utilized as a guide in determining this project's approval.

Mr. Peterson requested City staff communicate with City attorneys to determine what document is to be used to review this project. The property is zoned Residential and if he meets conditions noted in the Municipal Code, the conditional use permit must be approved. He said the zoning and the general plan do not match each other in their current states. Compliance with the general plan is not possible, as the City does not have a Foothill Residential zone in place. Conditional uses are similar to permitted uses, not rezones. He said a buffer to the east would be appropriate if the Foothill Residential zone was in place. They incorporated all of the Planning Commissions' requests into the current version of the plan.

Mr. Mumford said 17.95.80 of the Municipal Code describes six optional conditions relating to compliance with the intent of the general plan. When the zone does not comply with the general plan, attorneys recommend using the current zoning as a basis for review.

Commissioner Gray the developer would only lose three to four units if they were to change the duplex units to single-family homes along the east row. Mr. Mumford clarified the width of the duplex units. With side setbacks considered, the applicant would lose density if those changes were made.

Commissioner Wood said the conditional use permit could be denied based on Municipal Code Chapter 17.95.080 item D.6.

Commissioner Wright stated his preference to approve the conditional use permit with conditions and send the remaining applications to the City Council for review. He said he does not agree with the parks and open space as proposed in the plan, and stated he would like the plan to include the full seven acres of open space. He said Municipal Code changes need to be in place in order to reflect the Future Land Use Plan.

Mr. Mumford said regarding allowing amenity points for the clubhouse, a benefit to residents is the clubhouse can be used year-round, where outdoor amenities may only be used nine months of the year.

Commissioner Wright asked what findings of fact allow a denial of the conditional use permit. Commissioner Everett recommended approving the permit and allowing the City Council to discuss the project's final plans.

Commissioner Wood said the conditions within 17.95.060 D allow a denial and said the plan does not meet connectivity requirements. Commissioner Wright said those concerns can be mitigated with approval conditions.

Commissioner Wood said the open space does not comply with City requirements. Commissioner Everett said the Municipal Code allows the applicant to pay a fee in lieu.

Commissioner Wood said the development requires two swimming pools, but the plan only contains one. Commissioner Wright explained the plan includes one pool that is larger than the two required pools combined. He said the State law requires the conditional use permit be approved if conditions can be placed to mitigate detrimental affects.

Commissioner Gray said only one finding of fact is needed to deny the application.

Mr. Mumford asked the Commissioners to focus on the use of the project, e.g., twin homes versus single-family homes. He said connectivity and parks issues can be mitigated with conditions. He clarified the Planning Commission should recommend denial of the site plan and master development plan if they chose to deny the conditional use permit.

Commissioner Wright reiterated that he does not believe there are findings of fact that cannot be mitigated by conditions.

MOTION: *Matthew Everett moved to approve the Eagle Heights Village conditional use permit as presented. Brett Wright seconded the motion. Those voting aye: Matthew Everett and Brett Wright. Those voting nay: Rich Wood and Jared Gray. The motion failed with a vote of 2:2.*

Discussion ensued regarding applying conditions of approval to conditional use permits.

MOTION: *Rich Wood moved to approve the Eagle Heights Village conditional use permit with the condition that the eastern row of homes be changed to single-family homes, according to current Municipal Code. Jared Gray seconded the motion. Those voting aye: Brett Wright, Rich Wood and Jared Gray. Those voting nay: Matthew Everett. The motion passed with a vote of 3:1.*

MOTION: *Rich Wood moved to recommend approval of the Eagle Heights Village site plan and master development plan to the City Council with the following conditions:*

- 1. Rock/stone shall make up at least 30% of the building and be used on all sides of the buildings;*
- 2. 5.5 feet of right-of-way along Eagle Mountain Boulevard shall be dedicated to the City at the time of plat recording;*
- 3. An additional road connection shall be provided between Oak Boulevard and Stallion Street (in the northern section of project);*

4. *Collector road fencing shall be required adjacent to Eagle Mountain Boulevard, Lake Mountain Road and future Airport Road;*
5. *Applicant shall comply with any traffic mitigation required by the City Engineer;*
6. *Additional open space shall be provided, combined with an existing open space area to create a larger more useable park area with a grass play field; and*
7. *Parking stalls shall be added to the pool area according to current parks and open space master plan.*

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

5.B Lone Tree F Preliminary Plat - Public Hearing

Mr. Hadley said the final preliminary plat in the Lone Tree development contains 57 single-family lots. Staff has discussed recommended changes with the applicant, including changes to the park, removing a section of a trail, adding a new trail to existing trail in the northwest corner, shifting the trail between lots 107-108 further south, and shifting the fourth workout station to a new location. The original preliminary plat was approved in March 2006. It was updated in order to move the home sites and roads away from rocky areas.

Commissioner Wood asked about slopes in the plan. Mr. Hadley said a recommended condition of approval is that the average slope for each lot be calculated and submitted. He said the Planning Commission can include building envelope requirements in the conditions of approval, if desired.

Commissioner Gray stated his preference for retaining wall tiers to be no taller than four feet. He said a compromise could be five feet limits for all tiers. Discussion ensued regarding possible Municipal Code amendments relating to retaining walls.

Commissioner Gray asked if the plan met City transitioning requirements. Mr. Mumford it does, and he clarified that the transitioning requirements are based on existing approved lots or master plans, and there is not an existing subdivision to the north.

Applicant Brian Haskell said an approved preliminary plat was in place when they purchased the property. The original roads locations went through rocky areas, so they redesigned the roads to be moved as far away from the rocky areas as possible. They will need to build on rocky areas, but they want to minimize the number of roads or structures to be built on rock. A pressurized sewer lift line and sewer gravity lines to the pump station were installed in 2003; these will need to be relocated in order to develop the plan as proposed. That will be a costly project, but Mr. Haskell stated it was done to minimize the impact on surrounding residents. The number of lots has not changed from the original plan, but they redesigned the layout to include larger lots along the hillside.

Mr. Haskell said the proposed plan will expand the Sunset Ridge park and will add trails to the area. It will be an active park with fitness stations and trails around it. Municipal Code only allows the developer to use 33% of trail points in the total amenity point

package. He explained they are building 600 to 700 feet more trail than they are getting amenity points for, but they felt it was an important amenity for the park that ties the two areas together.

Mr. Haskell said the City has new subdivision plat naming requirements, and he requested a change of subdivision name from Lone Tree F to Park View to comply with City requirements. They will have Park View Phase A, Plats one through three. Commissioner Wood asked how the two subdivisions would be delineated with the subdivision name change. Mr. Haskell said the only thing affected would be the plat name. There would not be any noticeable change to residents, nor would there be new monument signs.

Commissioner Wright asked if all lots meet frontage requirements. Commissioner Wood stated they do not, as lots 212 and 213 have frontages under 55 feet. Mr. Haskell clarified that lots along road curves are not required to have 55-foot frontages.

Commissioner Gray asked if the park will be within the detention area. Mr. Haskell said the entire park will be a detention area, with trails and fitness stations on berms above the basin. The water will drain towards the pump station, and the basin will remain dry the majority of the time. Mr. Hadley said the developer receives 75% of the basin area for their open space requirements.

Mr. Mumford stated the timing of the park completion is important, as residents of Sunset Ridge have gone too long without a park. He said the basin should have been improved last fall when the existing amenities were installed, but staff worked with the developer as they knew the project under discussion was coming to the Planning Commission. The developer put funds into escrow to finish the basin section of the park. Mr. Mumford recommended the park be completed early in the project, and Mr. Haskell said his desire is to finish the park within the first phase of development.

Commissioner Gray asked about a section of Walnut Drive with an apparent tight turn. Mr. Haskell said the road is following the land contours in order to keep the road grade below ten percent. The roads in the project will meet all City codes and regulations.

Discussion ensued regarding potential changes to the plan to reduce the curve of the road.

Commissioner Everett opened the public hearing at 9:01 p.m.

John Painter submitted a written comment that stated the following: "Transportation connectivity has been previously discussed in this area. What is the long-term transportation plan to the north and west? Will all construction traffic and residential traffic be forced to Pony Express Parkway?"

Manfred Riem lives in Lone Tree and expressed concerns with construction traffic and stated the park should be moved away from the retention area. He said water runoff will be an issue if this plan is developed. He stated a neighbor adjacent to this plan along Walnut Drive has a plat recording issue regarding an offset.

Blair Murri stated flooding will be an issue if the berm around the park is removed. He said he did not want the name changed from Lone Tree.

Joan Murri expressed concerns regarding blasting in the area.

Kevin O'Donnal requested road pull outs be put in place in order for emergency vehicles to turn around. He was told homes would not be developed on the adjacent hillsides in the area. He also said he did not want the subdivision name changed.

Discussion ensued regarding previously approved subdivision plans outside of the Lone Tree area.

Kevin Burningham lives in Cedar Pass Ranch and expressed concerns with flooding and blasting, and he stated homes should not be built on hillsides.

Jeff Ruth asked if they were building on slopes over 25% and asked Planning Commission to hold them to the ridgeline ordinance.

Manfred Reim spoke again and said development in the subdivision adjacent to Lone Tree F will cause flooding and mudslides.

Jason Heidel lives in Cedar Pass Ranch and asked if Lone Tree F would have roads that connect to his subdivision.

Discussion ensued again regarding previously approved subdivision plans adjacent to the Lone Tree area, including road connections.

Commissioner Everett closed the public hearing at 9:22 p.m.

Commissioner Gray asked if more trails were needed to accommodate pedestrian traffic from one side of the subdivision to the park, and he asked about turnarounds for construction traffic. Mr. Haskell said he has worked with the Fire Department to designate turnaround points for construction and emergency traffic. He said he will have bench drains designed to ensure all lots will discharge water in a safe manner to the storm drain system. Those plans are not completed at this time and will be addressed as he works through the approval process. He explained the park is not designed to hold water; the park will be dry the majority of the time. He said they will mitigate lot drainage as all water needs to be retained on each lot and channeled to storm drains.

Commissioner Gray explained that the current state of the land allows the water to drain towards the existing homes. The development of roads and completion of the storm drain system will greatly decrease the amount of water flowing towards the existing homes.

Commissioner Wright stated the plan has lots with areas with over 25% slope and asked if the applicant will utilize blasting in the project. Mr. Haskell said they will have a slope analysis for each lot to ensure all lots comply with City ordinances. He explained he cannot guarantee that blasting will not be used in construction, but the purpose of the plan redesign was to allow more buildable area away from rocky areas. He said he will have

detailed studies, including slope and soil analysis, that will help determine how to best mitigate rock removal and minimize resident impact.

Commissioner Gray asked if the City ordinance prohibits blasting within a certain distance from residences. Mr. Mumford explained the ordinance requires the applicant to apply for a blasting permit if the blasting area is within 1,300 feet of existing homes. The applications are heard by the City Council, who makes the final determination.

Regarding questions surrounding connecting roads to adjacent subdivisions, Mr. Haskell stated this plan connects roads to roads in existing plats, as that was a requirement from the City.

Commissioner Everett asked Mr. Haskell if he would consider limiting the retaining wall tier height to be no more than five feet. Mr. Haskell said it would depend on the individual lots and requested the ability to construct up to four tiers.

Commissioner Everett asked for the reasoning for the name change request. Mr. Haskell said the change is to comply with the naming convention as outlined in Municipal Code. He said the name change would not affect anything other than recorded documents.

Commissioner Wright asked if Mr. Haskell was aware of the boundary or title issue that was brought up during the public hearing. Mr. Haskell said he was unaware of any issue but will look into it.

Commissioner Gray asked if the plan includes lots that are unbuildable due to slopes greater than 25%. Mr. Haskell said they believe all lots have building envelopes that meet Municipal Code requirements. That analysis has not been provided to the staff yet.

Discussion ensued regarding vehicle turnarounds, and Mr. Haskell confirmed all roads will meet Fire Code and Municipal Code.

Mr. Haskell said a trail is not in place from the hillsides to the park because of slope issues. Mr. Hadley stated the steepness of the area would allow pedestrians on a trail between the lots to look into adjacent residences. He recommended against adding a pedestrian connection.

MOTION: *Jared Gray moved to recommend approval of the Lone Tree F amended preliminary plat to the City Council with the following conditions:*

- 1. If any retaining walls are required, the maximum height of retaining wall is five feet with a maximum of four tiers. Retaining walls shall not be located any closer than ten feet from a home;*
- 2. An updated landscape/park plan shall be provided, addressing the changes discussed in the meeting;*
- 3. A bench drain on the top of any retaining wall area and above steep lots shall be installed;*
- 4. The average slope for each lot shall be calculated and submitted, with each lot maintaining a significant building envelope;*
- 5. All dead-end roads include sufficient turn-around areas, as required by Fire and Municipal Code.*

6. *The name of the plat remains Lone Tree F;*
7. *All blasting complies with Municipal Code; and*
8. *All lots show building envelopes.*

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

6) Next scheduled meeting

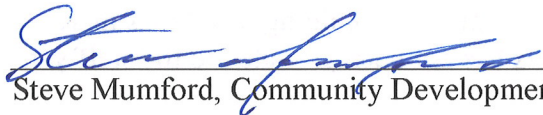
The next scheduled Planning Commission meeting will be held on March 26, 2019.

Commissioner Wood asked for an update on the residential code amendment. Mr. Mumford explained the attorneys are currently reviewing the drafts of the amendments. Staff is working to ensure improved open space can be required in the updated code.

7) Adjournment

MOTION: *Jared Gray moved to adjourn the meeting at 9:55 p.m. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

Approved by the Planning Commission on March 26, 2019.


Steve Mumford, Community Development Director

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE EAGLE HEIGHTS VILLAGE MASTER DEVELOPMENT PLAN**

PREAMBLE

WHEREAS, the Eagle Mountain City Council finds that it is in the public interest to approve the Eagle Heights Village Master Development Plan.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the proposed Eagle Heights Village Master Development Plan, as set forth in Exhibit A.
2. The Eagle Heights Village Master Development Plan is hereby approved, as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of April, 2019.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 2nd day of April, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

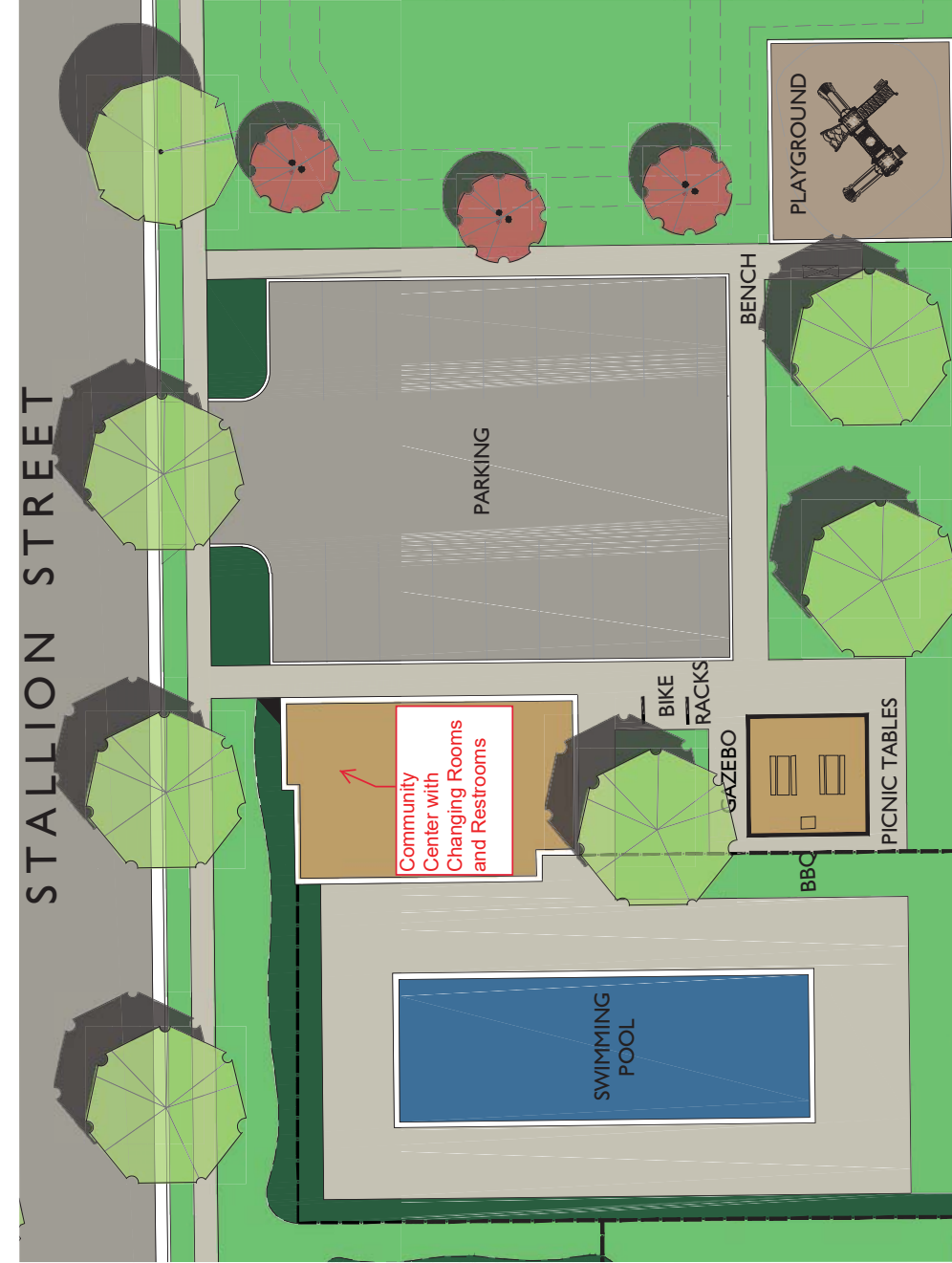
- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



PARK 6 - NORTH AMENITIES

SWIMMING POOL
RESTROOM / CHANGING ROOMS
PARKING AREA
PLAYGROUND

Play Equipment, Playworld, #350-1814 or equal
Poured in Place Rubber Landing Surface

GAZEBO - 1,100 S.F. Area

2 Picnic Tables, Built-In BBQ, Drinking Fountain,
Trash Receptacles, Concrete Surface

BIKE RACKS - 8 Bikes
SITTING AREA
SHADE TREES
GRASS AND PLAY AREA

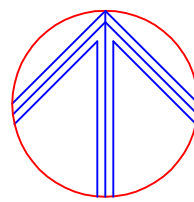


SITE REFERENCE NOTES

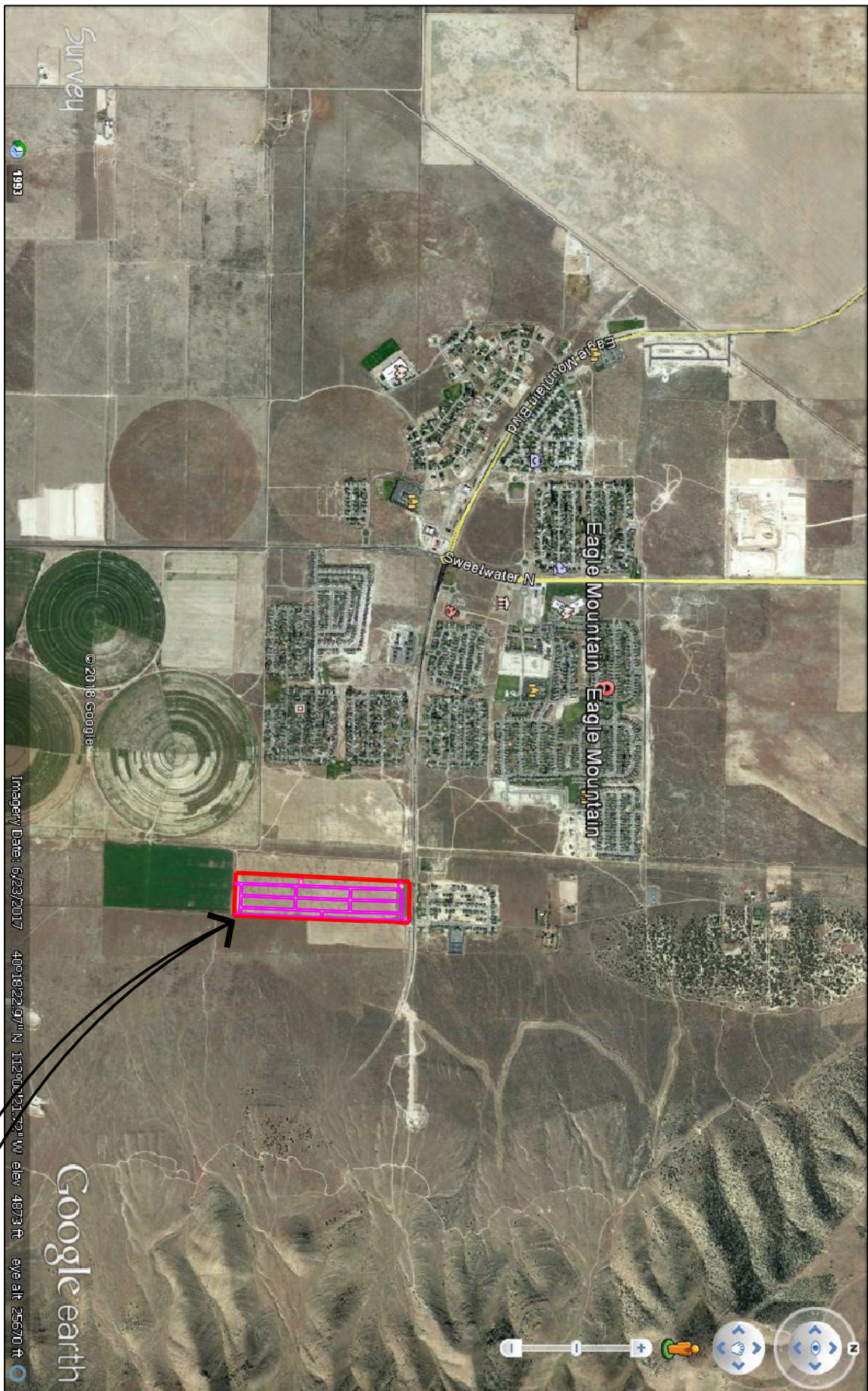
①	BUILDING TYPES	COLOR	QUANTITY
①	QUARTERHOUSE	GREEN	17
②	PARKING LOT	PURPLE	10
③	POCKET PARK	BLACK	11
④	PLAYGROUND	BLUE	48
⑤	MAINTENANCE BUILDING	MAGENTA	44
⑥	RETENTION POND	CMS 3	2
⑦	GARDEN BOXES	CMS 4 ADA	15
⑧	GAZEBO	CEDAR	15

EAGLE HEIGHTS VILLAGE
PART OF SECTION 18
TOWNSHIP 6 SOUTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH
SITE PLAN

NORTH



0 100 200ft.
SCALE 1" = 100'-0"



VICINITY MAP

PROJECT



AE ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH, SUITE P
LOGAN, UTAH 84321
EAGLE HEIGHTS VILLAGE
SITE PLAN



REVISION	DATE	BY
6 of 7		
AS NOTED		
DRAWN BY: AM	CHECKED BY: AM	DATE: 2-2019
APPROVED BY: BL	DWG DATA: EAGLEMTNCONCEPT.DWG	



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City Utah, Adopting an Interlocal Cooperation Agreement between Eagle Mountain City and the Eagle Mountain Redevelopment Agency.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Aaron Sanborn		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

REQUIRED FINDINGS:

N/A

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Approve a resolution of the Eagle Mountain City Council approving an interlocal cooperation agreement between the City and the Eagle Mountain Redevelopment Agency.

BACKGROUND:

This interlocal agreement would be for the 80 acre Pole Canyon Community Reinvestment Area.

Attachments:

[RES--Pole Canyon ILA](#)

[AGMT--Pole Canyon Interlocal Agreement](#)

RESOLUTION NO. R- -2019

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY AND THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the “Interlocal Act”), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the “CRA Act”), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, Eagle Mountain City (the “City”) and the Eagle Mountain Redevelopment Agency (the “Agency”) are “public agencies” for purposes of the Act; and

WHEREAS, after careful analysis and consideration of relevant information, the City desires to enter into an Interlocal Agreement with the Agency whereby the City would remit to the Agency a portion of the property tax increment generated within the Pole Canyon Community Reinvestment Project Area, (the “Project Area”) which would otherwise flow to the City, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS, Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LEGISLATIVE BODY of the City as follows:

1. The Interlocal Cooperation Agreement between the City and the Agency, substantially in the form attached hereto as Exhibit A (the “Agreement”), is approved in final form and shall be executed for and on behalf of the City by the Chair of the City Council.

2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the City for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the City Recorder, the keeper of records of the City.

4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.

5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the legislative body of Eagle Mountain City this 7th day of May,
2019.

EAGLE MOUNTAIN CITY

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Interlocal Cooperation Agreement

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this 7th day of May, 2019, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **EAGLE MOUNTAIN CITY**, a political subdivision of the State of Utah (the “City”) in contemplation of the following facts and circumstances:

A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community reinvest activities pursuant to the Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and

C. **WHEREAS**, the Agency has created or will create the Pole Canyon Community Reinvestment Project Area (the “Project Area”), through the adoption of the Pole Canyon Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “A” attached hereto and incorporated herein by this reference; and

D. **WHEREAS**, the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a food manufacturing facility. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS**, historically, the Project Area has generated a total of \$13,110 per year in property taxes for the various taxing entities, including the City, Utah County (the “County”), Alpine School District (the “School District”), and other taxing entities; and

F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately \$1,828,212 per year; and

G. **WHEREAS**, the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and

H. **WHEREAS**, it is in the best interest of the citizens of the City for the City to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS**, the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment

projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit "B"; and

J. **WHEREAS**, the Agency has created the Pole Canyon Community Reinvestment Project Area Budget (the "Project Area Budget"), a copy of which is attached as Exhibit "C", which Project Area Budget outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that significant additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The City has determined that it is in the best interests of its citizens to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2018, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2018 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be \$1,200,000, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)'s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit "A" (the "Property"), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The first year ("Year One") of payment of Tax Increment from the City to the Agency shall be determined by the Agency but shall be no later than 2023. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty. The Agency may trigger the collection of Tax Increment by timely delivering a letter or other written request to the Utah County Auditor's office.

6. **Total Payment to Agency.** The County is authorized and instructed to remit to the Agency, beginning with property tax receipts in Year One and continuing through Year Twenty, 60% of the City's annual Tax Increment generated from the Project Area.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collecting agency for the City. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency for the City, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes collected by the County on behalf of the City from the Project Area.

8. **No Independent Duty.** The City shall be responsible to remit to the Agency only Tax Increment received by the County. The City shall have no independent duty to pay any amount to the Agency other than the Tax Increment received by the City on an annual basis from and including Year One through and including Year Twenty.

9. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

10. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

11. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to City:
Eagle Mountain City
Attn: City Council
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6600

If to Agency:
Eagle Mountain Redevelopment Agency
Attn: Agency Board
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6600

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served

or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

13. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

20. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's

obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the County shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

22. **Duration.** This Agreement shall terminate after the Year Twenty Tax Increment payment.

23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

25. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.
- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to

the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

City: EAGLE MOUNTAIN CITY

Attest:

By: _____
Its: Mayor

City Recorder

Approved as to form:

Attorney for City

Agency: EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Attest:

By: _____
Its: Chair

Secretary

Approved as to form:

Attorney for Agency

EXHIBIT "A"
to
INTERLOCAL AGREEMENT

Legal Description of Project

PROJECT MOCKINGBIRD 80-ACRE PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT S00°23'57"W 47.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°22'57"E 1843.00 FEET; THENCE S00°23'57"W 1890.95 FEET; THENCE N89°22'57"W 1843.00 FEET; THENCE N00°23'57"E 1890.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,995.55 SQ.FT. OR 80.00 ACRES

**EXHIBIT “B”
To
INTERLOCAL AGREEMENT**

Project Area Plan

EXHIBIT “C”
To
INTERLOCAL AGREEMENT
Project Area Budget



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Pole Canyon Community Reinvestment Project Area Plan, as Approved by the Eagle Mountain Redevelopment Agency, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by the Statute.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	None		
APPLICANT:	Aaron Sanborn		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

REQUIRED FINDINGS:

NA

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Staff recommends that the Board approves an ordinance adopting the Pole Canyon Community Reinvestment Project Area Plan, as approved by the Eagle Mountain Redevelopment Agency, as the official Community Reinvestment Project Area Plan, and directing that notice be given.

BACKGROUND:

AN ORDINANCE ADOPTING THE POLE CANYON COMMUNITY REINVESTMENT PROJECT AREA PLAN, AS APPROVED BY THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY, AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE PROJECT AREA AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

Attachments:

[Pole Canyon CRA Draft Plan - 04.10.19](#)

[ORD--Pole Canyon CRA Project Area Plan](#)

PROJECT AREA PLAN

POLE CANYON COMMUNITY REINVESTMENT AREA (CRA)

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH



APRIL 2019

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Definitions

As used in this Community Reinvestment Project Area Plan, the term:

"Act" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Eagle Mountain Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"Base taxable value" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"Base taxable year" shall mean the Base Year during which the Project Area Budget is approved pursuant to Subsection 17C-1-102(9)(d).

"City" or "Community" shall mean the City of Eagle Mountain.

"Legislative body" shall mean the City Council of Eagle Mountain which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (41) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A & Exhibit B**).

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over several years in today's dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

-  the base taxable value of property in the Project Area;
-  the projected tax increment expected to be generated within the Project Area;
-  the amount of tax increment expected to be shared with other taxing entities;
-  the amount of tax increment expected to be used to implement the Project Area plan;
-  if the area from which tax increment is to be collected is less than the entire Project Area:

- the tax identification number of the parcels from which tax increment will be collected; or
- a legal description of the portion of the Project Area from which tax increment will be collected; and

☞ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

“Project Area Plan” or “Plan” shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the POLE CANYON PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

“Taxes” includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

“Taxing Entity” shall mean any public entity that levies a tax on any property within the Project Area.

“Tax Increment” shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

“Tax Increment Period” shall mean the period in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2018 - October 31, 2019 tax year.

Introduction

The Eagle Mountain Redevelopment Agency (the “Agency”), following thorough consideration of the needs and desires of Eagle Mountain City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the Pole Canyon Community Reinvestment Project Area (the “Project Area”). This Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies within the western portion of the City, southwest of Eagle Mountain City Hall. The Project Area will be within the future Pole Canyon Industrial Park. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities – Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

Resolution Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on **March 5, 2019**.

Utah Code
§17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Project Area Plan

In order to adopt a community reinvestment project area plan, the Agency shall;

- ☞ Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
- ☞ Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE
§17C-5-105(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies within the western portion of the City, southwest of Eagle Mountain City Hall. The Project Area will be within the future Pole Canyon Industrial Park. All the land in the Project Area is currently vacant. The Project Area is comprised of approximately 80 acres of property.

As delineated in the office of the Utah County Recorder, the Project Area encompasses a 120-acre portion of the parcels detailed in **Table 1**.

TABLE 1: PARCEL LIST

Parcel Id	Parcel Owner
59:048:0089	Oquirrh Wood Ranch LLC
59:048:0077	BATN Family Investments

UTAH CODE
§17C-5-105(1)

General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

General Land Uses

The property within the Project Area is currently classified as vacant agriculture/greenbelt property. Most of the property surrounding the Project Area is also vacant agriculture/greenbelt.

Table 1 summarizes the approximate acreage of existing land uses by land use type.

TABLE 2: LAND USES

Type	Acres	% of Area
Vacant Agriculture/Greenbelt	80	100%
Total	80	100%

This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

Layout of Principal Streets

There are currently no paved streets within the Project Area, 4000 N., an unpaved road runs along the northern periphery of the Project Area.

Population Densities

There are no residences within the Project Area, therefore the estimated population density is 0.0 residents per acre.

Building Densities

Building densities will increase as development occurs. The intent of this plan is to promote greater economic utilization of the land area.

Impact of Community Development on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will mostly consist of development and economic enhancement of an underutilized area of the City. The types of land uses will include a food manufacturing facility.

Land Use – It is anticipated that future development within the Project Area will create space for a food manufacturing facility, and any other ancillary development that may take place during future phases of the development.

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will include the construction of some additional streets in the area. It is anticipated that access roads will also be constructed within the Project Area.

Population Densities – The Project Area does not include any residential components. The population density will not be affected by the Project Area. The daytime population of the City will increase as the Project Area is anticipated to create approximately 1,400 new jobs.

UTAH CODE
§17C-5-105(c)

Standards Guiding the Community Reinvestment

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE
§17C-5-105(d)

How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area.

UTAH CODE
§17C-5-105(E)

Conformance of the Proposed Development to the Community's General Plan

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE
§17C-5-105(G)

Describe any Specific Project or Projects that are the object of the Proposed Community Reinvestment

The Project Area is being created in order to assist with the construction of a food manufacturing facility and any ancillary buildings.

UTAH CODE
§17C-5-105(H)

Method of Selection of Private Developers to undertake the Community Reinvestment and Identification of Developers Currently Involved in the Process

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE
§17C-5-105(I)

Reason for Selection of the Project Area

The Project Area is currently classified as vacant agriculture/greenbelt and is collecting relatively no tax revenue for the taxing entities. The creation of the Project Area will create a significant economic benefit

to all taxing entities as this underutilized area will be developed to a higher and greater use. The development will also serve as an anchor tenant of the future Pole Canyon Industrial Park.

UTAH CODE
§17C-5-105(J)

Description of Physical, Social and Economic Conditions Existing in the Project Area

Physical Conditions

The Project Area consists of approximately 80 acres of relatively flat, privately owned land as shown on the Project Area map.

Social Conditions

The Project Area experiences a lack of connectivity and vitality. There are no residential units and no parks, libraries, or other social gathering places in the Project Area. This is in line with the contemplated uses of the area surrounding the Project Area, as the area surrounding the Project Area is currently under the vacant agriculture/greenbelt classification.

Economic Conditions

The Project Area is currently under vacant agriculture/greenbelt classification. The Agency wants to encourage development within the Project Area that will directly benefit the existing economic base of the City, Utah County and other taxing entities.

UTAH CODE
§17C-5-105(K)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems to be appropriate under the circumstances. A cost benefit analysis will assist the Agency in making decisions about offering assistance to future development within the Project Area.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this plan, specifically to:

-  Foster and accelerate economic development;
-  Stimulate job development;
-  Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
-  Assist with property acquisition and/or land assembly; and
-  Provide attractive development for high-quality tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

UTAH CODE
§17C-5-105(2)

Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE
§17C-5-105(2)(ii)(A)

The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values as the property within the Project Area will no longer be classified as vacant agriculture/greenbelt. Property values include land, buildings and personal property (machines, equipment, etc.).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE
§17C-5-105(2)(ii)(B)

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within proximity of the workplace (assuming the services are available). The City also envisions this area as a future industrial park, this development will act as an anchor and likely attract new businesses to the area.

UTAH CODE
§17C-5-105(2)(B)

Efforts to Maximize Private Investment

The agency has formed a partnership with the developers to realize the vision of this project area. It is anticipated that the development will require over \$250,000,000 of private capital. Creating a CRA will act as a catalyst for the development.

UTAH CODE
§17C-5-105(2)(C)

“But For” Analysis

The anticipated development includes numerous costs, including land purchase, infrastructure and over \$200 million of personal property. “But-for” the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

Cost/Benefit Analysis

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	60%	20 Years	\$1,416,805	\$934,277
Alpine School District	60%	20 Years	13,612,553	8,976,460
Eagle Mountain City	60%	20 Years	1,788,426	1,179,333
Central Utah Water Conservancy District	60%	20 Years	774,210	510,534
Unified Fire Service Area – Salt Lake County	60%	20 Years	3,553,625	2,343,350
Total Sources of Tax Increment Funds			\$21,145,620	\$13,943,954

TABLE 4: PROJECT AREA REVENUES

Entity	Property Tax	Sales Tax	Franchise Tax	Total Tax Increment Revenues
Utah County	\$2,361,342	\$459,220	-	\$2,820,562
Alpine School District	22,687,589	-	-	22,687,589
Eagle Mountain City	2,980,710	444,731	3,892,941	7,318,382
Central Utah Water Conservancy District	1,290,351	-	-	1,290,351
Unified Fire District – Salt Lake County	5,922,709	-	-	5,922,709
Total Revenue	\$35,242,700	\$903,951	\$3,892,941	\$40,039,592

TABLE 5: PROJECT AREA EXPENDITURES

Entity	Property Tax	General Government	Public Safety	Public Works	Total Expenditures
Utah County	\$1,416,805	\$141,535	-	-	\$1,558,340
Alpine School District	13,612,553	8,107,145	-	-	21,719,698
Eagle Mountain City	1,788,426	730,016	1,172,766	477,903	4,169,111
Central Utah Water Conservancy District	774,210	82,816	-	-	857,026
Unified Fire District – Salt Lake County	3,553,625	244,911	-	-	3,798,536
Total Revenue	\$21,145,620	\$9,306,423	\$1,172,766	\$477,903	\$32,102,712

The total net benefit to the taxing entities of participating in the Project Area is \$7,936,880, with the City's net benefit being \$3,149,271.

EXHIBIT A: Legal Description of Pole Canyon CRA

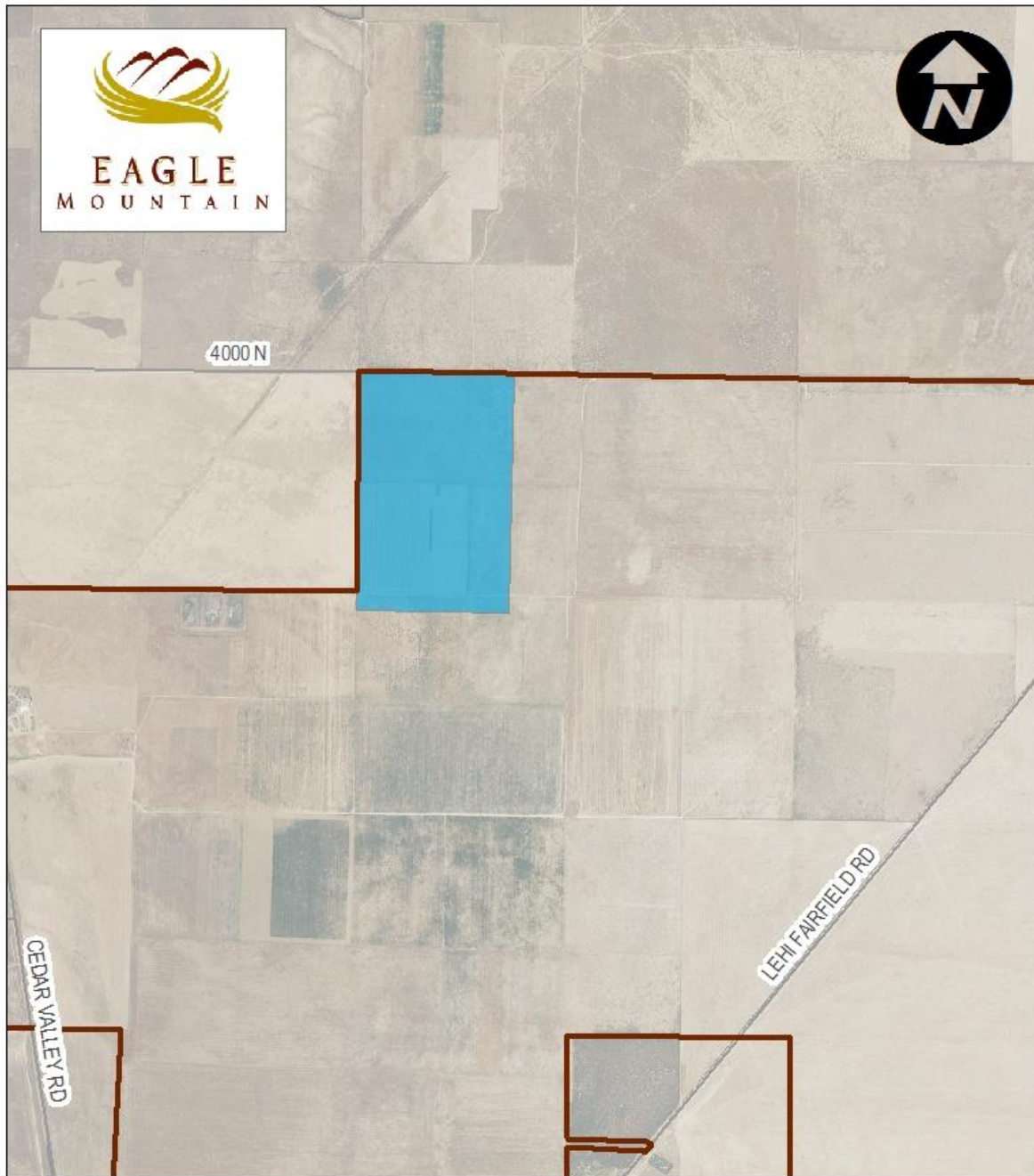
PROJECT MOCKINGBIRD 80-ACRE PARCEL LEGAL DESCRIPTION

BEGINNING AT A POINT S00°23'57"W 47.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°22'57"E 1843.00 FEET; THENCE S00°23'57"W 1890.95 FEET; THENCE N89°22'57"W 1843.00 FEET; THENCE N00°23'57"E 1890.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,995.55 SQ.FT. OR 80.00 ACRES

EXHIBIT B: Project Area Map

MAP OF PROPOSED PROJECT AREA BOUNDARIES



POLE CANYON CRA

- EAGLE MOUNTAIN
- POLE CANYON CRA

0 0.125 0.25 0.5
Miles

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH ADOPTING
THE POLE CANYON COMMUNITY REINVESTMENT PROJECT AREA PLAN,
AS APPROVED BY THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY,
AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN
FOR THE PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION
BE GIVEN AS REQUIRED BY STATUTE.**

PREAMBLE

WHEREAS the Board of the Eagle Mountain Redevelopment Agency (the “Agency”), having prepared a Project Area Plan (the “Plan”) for the Sweetwater Industrial Park Community Reinvestment Project Area #1 (the “Project Area”), the legal description attached hereto as Exhibit A, pursuant to Utah Code Annotated (“UCA”) § 17C-5-105, and having held the required public hearing on the Plan on March 5, 2019, pursuant to UCA § 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area; and

WHEREAS the Utah Community Reinvestment Agency Act (the “Act”) mandates that, before the community reinvestment project area plan approved by an agency under UCA § 17C-5-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-5-109; and

WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Eagle Mountain City, Utah as follows:

1. Eagle Mountain City hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community reinvestment plan for the Project Area (the “Official Plan”).
2. City staff and consultants are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-5-110, whereupon the Official Plan shall become effective pursuant to UCA § 17C-5-110(2).
3. Pursuant to UCA § 17C-5-106(5), the Agency may proceed to carry out the Official Plan upon its adoption.
4. This ordinance shall take effect immediately.

APPROVED AND ADOPTED this 7th day of May, 2019.

EAGLE MOUNTAIN CITY

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 7th day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

PROJECT AREA LEGAL DESCRIPTION

Serial number: 59:057:0003

Legal Description: NW 1/4 AND W 1/2 OF NE 1/4, SEC. 25, T6S, R2W, SLB&M. ALSO DESCRIBED AS;; COM FR W 1/4 COR. SEC. 25, T6S, R2W, SLB&M.; N 0 DEG 20' 51" E 2676.06 FT; S 88 DEG 58' 33" E 2671.21 FT; S 88 DEG 58' 30" E 1335.59 FT; S 0 DEG 54' 3" W 2663.6 FT; N 89 DEG 9' 8" W 3980.95 FT TO BEG. AREA 244.782 AC.

Serial number: 59:057:0004

Legal Description: SW 1/4 AND W 1/2 OF SE 1/4, SEC. 25, T6S, R2W, SLB&M. ALSO DESCRIBED AS;; COM FR W 1/4 COR. SEC. 25, T6S, R2W, SLB&M.; S 89 DEG 9' 8" E 3980.95 FT; S 0 DEG 55' 59" W 2657.55 FT; N 89 DEG 24' 13" W 1367.89 FT; N 89 DEG 21' 28" W 2582.02 FT; N 0 DEG 15' 59" E 2672.94 FT TO BEG. AREA 242.655 AC.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	A Resolution of Eagle Mountain City, Utah, Approving an Agreement between Eagle Mountain City and the Utah Department of Transportation (UDOT) for a Loan, not to Exceed \$2,000,000, Issued by the Transportation Infrastructure Loan Fund for the Widening of Pony Express Parkway.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	\$2,000,000		
APPLICANT:	Paul Jerome		
GENERAL PLAN DESIGNATION Transportation	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Paul Jerome, Admin

RECOMMENDATION:

Staff recommends that the City Council adopts a resolution approving an agreement between Eagle Mountain City and UDOT for a loan of \$2,000,000, at an interest rate of 2.98%, for a term of ten (10) years, for the widening of Pony Express Parkway from the Oquirrh Mountain Ranch subdivision to Frontier Middle School.

BACKGROUND:

A recent traffic study has shown that Pony Express Parkway will need to be widened between Oquirrh Mountain Ranch and Frontier Middle School sometime before 2021. Work has already commenced on widening Pony Express Parkway from Hidden Hollow Elementary to Oquirrh Mountain Ranch. The contract for that section has assured the city that they would be able to mobilize and continue work past Oquirrh Mountain Ranch but needed to receive authorization before May 2019. That authorization was given in the form of a change order approved by City Council on April 16, 2019. At that time, staff began exploring options for funding that expanded project through use of UDOT's Transportation Infrastructure Loan Fund.

Attachments:

[Loan Agreement - State Infrastructure Bank State of Utah 2019.doc](#)



State of Utah
Department of Transportation

Loan Agreement
Transportation Infrastructure Loan Fund

THIS LOAN AGREEMENT made and entered into on _____, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "UDOT", and Eagle Mountain City, a political subdivision of the State of Utah, hereinafter referred to as the "Local Agency."

RECITALS

WHEREAS, the Local Agency has applied for an infrastructure loan from the Transportation Infrastructure Loan Fund.

WHEREAS, the purpose of this infrastructure loan is for widening of Pony Express Parkway between the Oquirrh Mountain Ranch Development and Frontier Middle School within the Local Agency jurisdiction.

WHEREAS, the Transportation Commission has approved the infrastructure loan application on [], 2019.

THIS LOAN AGREEMENT is made to set out the terms and conditions of UDOT loaning the money from the Transportation Infrastructure Loan Fund to the Local Agency.

AGREEMENT

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

1. UDOT will loan the Local Agency \$2,000,000 from the Transportation Infrastructure Loan Fund to enable the Local Agency to widen Pony Express Parkway between the Oquirrh Mountain Ranch Development and Frontier Middle School within the Local Agency jurisdiction.

2. The Local Agency shall only use funds for transportation projects as described in Utah Code Section 72-2-201.

3. At the end of the transportation project, all unused funds will be applied to the principal amount.

4. The interest rate will be 2.98% per annum interest.

5. Local Agency will pay the principal and interest according to Exhibit A, which is incorporated by reference. The Local Agency will use funds from Utah Code Section 72-2-121(4)(I) to pay the loan. The first payment referenced in Exhibit A will be made on or before December 31, 2019. All subsequent payments will be made on or before December 31 of each year until the loan is paid in full.

6. In the event the Local Agency is 30 days delinquent with a payment on a due date as shown in Exhibit A, UDOT will request that the State of Utah withhold B&C road funds allocated to the Local Agency and deposit the money into the Transportation Infrastructure Loan Fund until the payment or loan has been satisfied. UDOT will not issue any more loans to Local Agency while the loan is in default.

7. If Local Agency breaches any terms of this Agreement, UDOT may seek any legal or equitable remedy to obtain compliance or payment of damages. In the event an action is filed in district court, the venue shall be Salt Lake County, Third District Court.

8. Local Agency represents that notice was published of its intention to obtain an infrastructure loan at least once in accordance with the publication of notice requirements under Section 11-14-316; and adopted an ordinance or resolution authorizing the infrastructure loan in compliance with Utah Code Section 72-2-204(4).

9. Each party to this Agreement shall designate a representative as the contact to address questions and issues as they arise under this agreement.

10. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.

11. This Agreement may be executed in counter parts by the parties.

12. Each party represents that it has the authority to enter into this Agreement.

13. This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by an authorized representatives of each party.

This Agreement will become effective when all parties have signed. The effective date of this agreement is the date this Agreement was signed by the last party.

LOCAL AGENCY				Utah Department of Transportation			
By		Date		By		Date	
				Becky Bradshaw, UDOT Finance Director			
By		Date		By		Date	
				Recommended for approval Lyle McMillan, UDOT Director of Strategic Investments			
By		Date		By		Date	
Title/Signature of additional official if required				UDOT Comptroller Office			



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 7, 2019**

TITLE:	Upcoming Agenda Items		
ITEM TYPE:	Communication Item		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Fionnuala Kofoed,
Recorder's Office

RECOMMENDATION:

BACKGROUND:

Attachments:

[A.CI--Upcoming Agenda Items](#)

UPCOMING AGENDA ITEMS

MAY 21, 2019

- DISCUSSION – ALJ
- BUDGET AMENDMENT
- BUDGET ADOPTION PUBLIC HEARING

JUNE 4, 2019

JUNE 18, 2019

OTHER PROJECTS

- Business Licensing
- Carson Crossing Zone Change
- Oquirrh Mountain Ranch
- SilverLake 21
- Stratton Estates
- SilverLake South
- ORD – Hillside Code
- ORD – Residential Code
- ORD – Extractive Industries Overlay Zone
- ORD—Stubbed Road Connections